



Charles Bainbridge

15 Chaucer Close,
Canterbury, Kent, CT1 1XZ

£350,000









Situated in a quiet cul-de-sac on the South side of Canterbury City centre, this semi-detached bungalow offers spacious, adaptable accommodation throughout and is presented in excellent condition by the current owners. The property is accessed via a shared driveway which leads to private parking and the good size detached garage measuring 24'2 x 9' (7.36m x 2.74m). Internally, the property offers three bedrooms and a roomy bathroom/w.c with stand alone shower. There is an attractive sitting room which overlooks the rear garden and benefits from a cosy wood burner. The fitted kitchen benefits from a variety of wall and base units with access through to the dining room with doors to the rear garden.

The rear garden measures approx. 85' (25.89m) max x 39' (11.88m) max and is mainly laid to lawn, with a decked seating area, some shrub borders, wood store and accesses the front of the property and detached garage. The property benefits from double glazed windows and has gas fired central heating.

The property is set in a highly regarded residential area in South Canterbury. Easy access can be gained to the City centre which offers a comprehensive range of shopping and leisure facilities. There is an enviable selection of both primary and secondary schools in the area plus a selection of colleges and two universities. The A2 to Dover and M2 to London are within easy reach and High-Speed rail services are available from Canterbury West station with approx. journey time of 55 minutes to London St. Pancras.

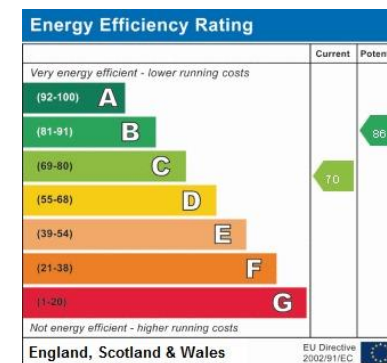
Services: All mains services are understood to be connected to the property.

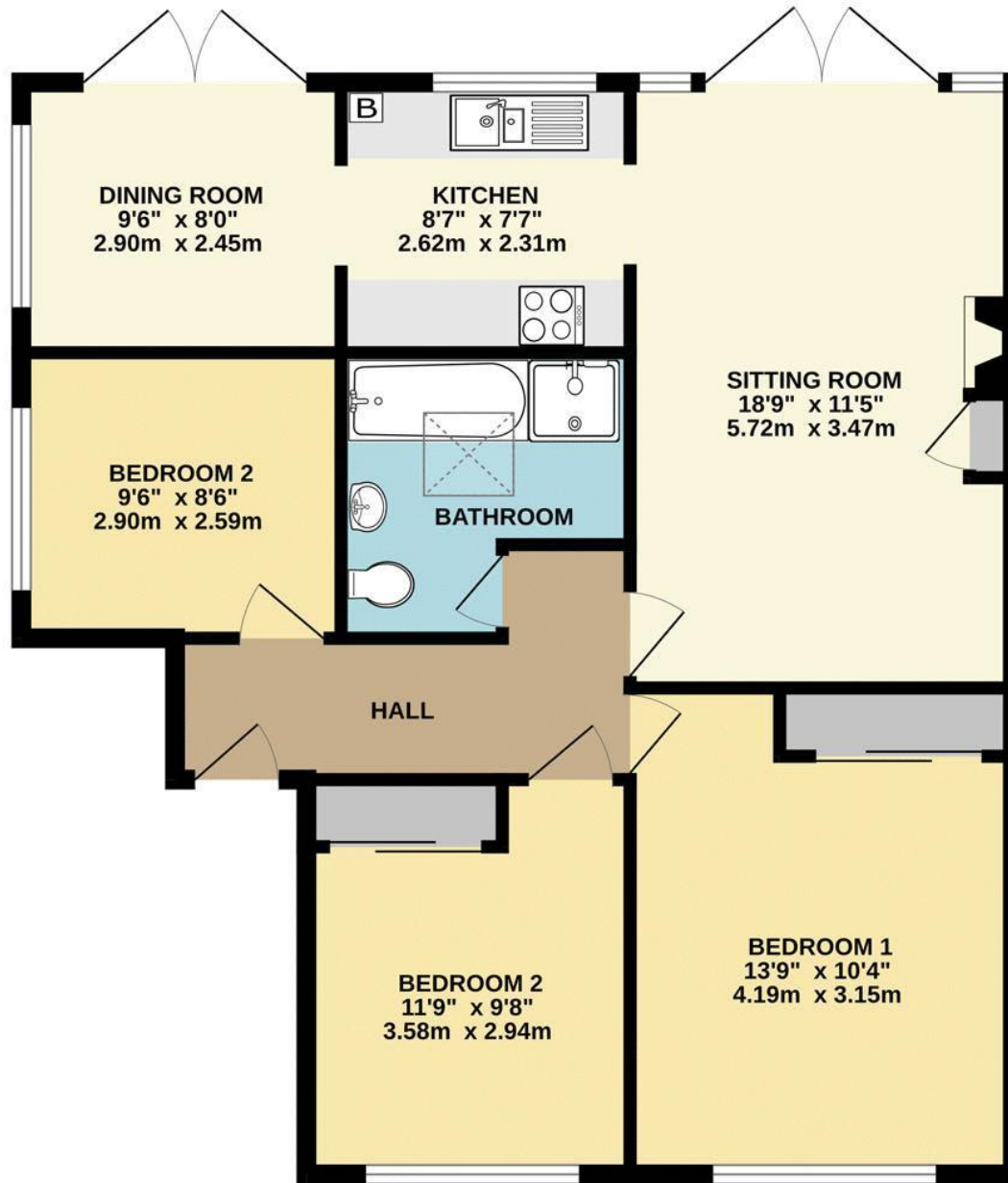
Tenure: Freehold

Council Tax Band: C

Local Authority: Canterbury City Council, Council Offices, Military Road,
Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com





TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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