



Charles Bainbridge



1 Lockyer Mews,
Canterbury, Kent, CT1 3YY

£495,000









A stunning detached contemporary home finished to an extremely high standard on an exclusive modern development. The living accommodation is spacious and set out in an open plan arrangement with bi-fold doors opening to the rear garden. To the front is a large kitchen, well fitted and with quality integrated appliances. There is underfloor heating throughout the ground floor and also a cloakroom. On the first floor is a pretty landing and three bedrooms with the master bedroom enjoying a well appointed ensuite shower room. There is a large family bathroom with bath and separate shower.

Externally the property has an easy to keep garden with a patio and lawn and is fully enclosed. There is pedestrian access to the driveway and also to the garage with power and light. Parking for two cars.

The property is situated within easy access to Canterbury City centre and Canterbury East railway station. The countryside to the south provides lovely walking and cycling. Canterbury boasts an extensive range of amenities including a wide selection of shops and restaurants, sports facilities and a comprehensive range of schools, colleges and universities. There are two mainline railway stations serving the City with Canterbury West providing the High - Speed Link to London St. Pancras with a journey time of approx. 55 mins. Easy access can be gained onto the A2 to Dover and the M2 to London.

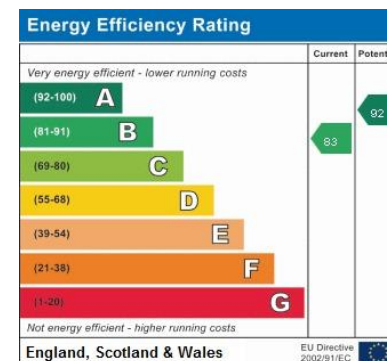
Services: All mains services are understood to be connected to the property.

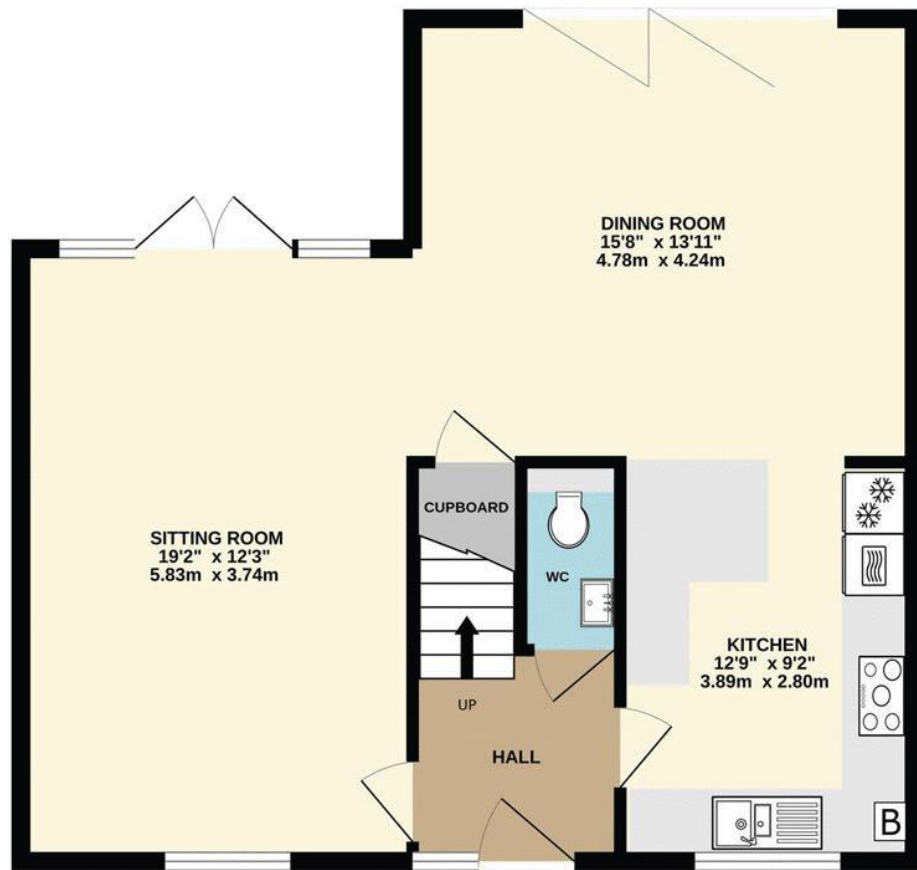
Tenure: Freehold

Council Tax Band: E

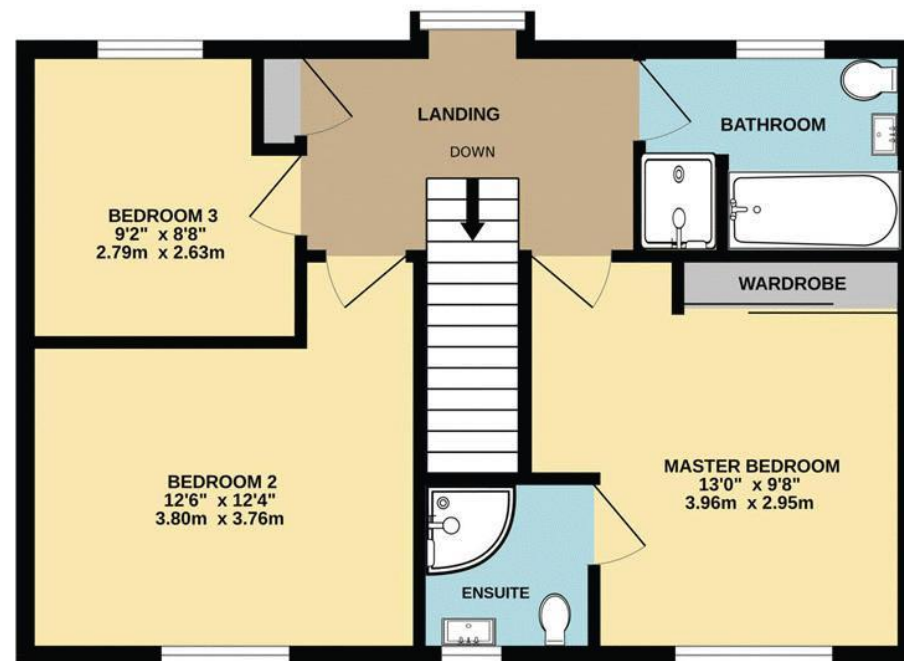
Local Authority: Canterbury City Council, Council Offices, Military Road,
Canterbury, Kent, CT1 1YW.

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





GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.

TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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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