



Charles Bainbridge

36 Lansdown Road,
Canterbury, Kent, CT1 3JP

£395,000











A beautifully presented period house offering well-proportioned accommodation arranged over three floors. On the ground floor is an attractive entrance hall with a staircase rising to the first floor landing. There are two reception rooms, a sitting room to the front with a bay window and a wood-burning stove, beyond which is a separate dining room providing access to the kitchen. The kitchen is attractively fitted and features marble work surfaces and a range-style cooker. To the rear is a useful utility room with French doors opening onto the garden. On the first floor are two bedrooms both with fitted storage and there is an attractively equipped bathroom adjacent to which is a boiler cupboard housing the gas fired boiler serving heating and hot water. On the second floor is an attractive attic room providing a third bedroom or study as required with a range of built-in wardrobes and access to eaves storage.

From the pavement a path leads through a pretty front garden to the open porch and front door. The rear garden measures approx. 43ft (13.10m) x 13ft (3.96m) and has a paved seating area with mature borders and an area of grass with fruit trees. To the rear of the garden is a covered concrete area.

The property is set in an attractive no-through road with easy access to Canterbury City centre approx. 0.5 miles away, Kent and Canterbury Hospital, and the impressive range of nearby schools. 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. The outlying east Kent countryside provides lovely walking and cycling.

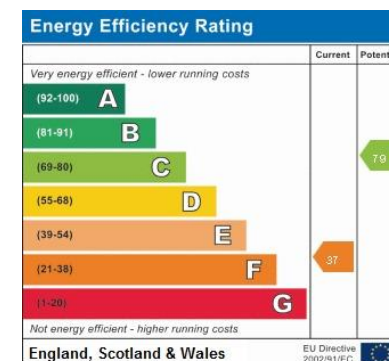
Services: All mains services are understood to be connected to the property.

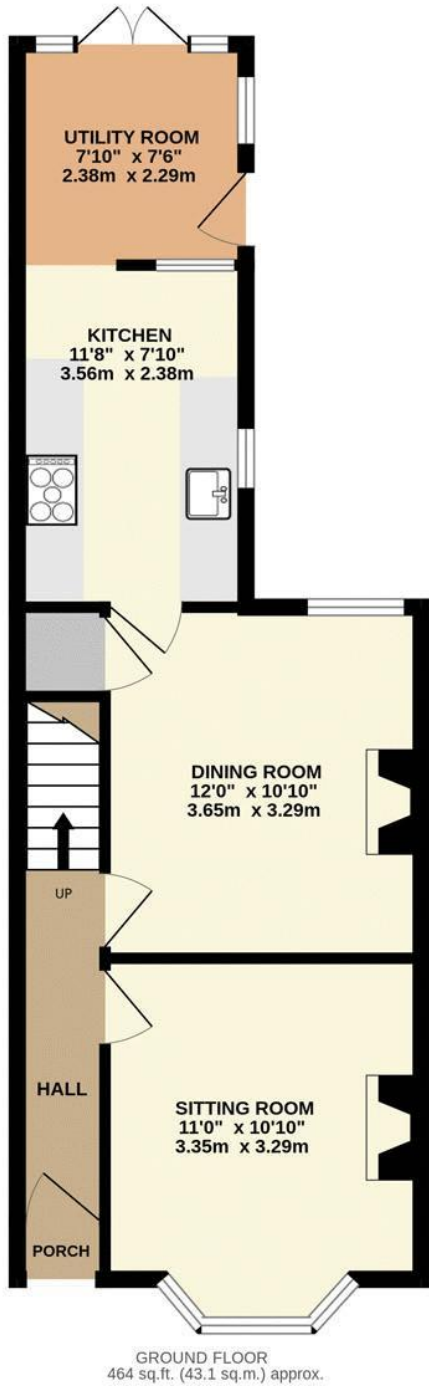
Tenure: Freehold

Council Tax Band: B

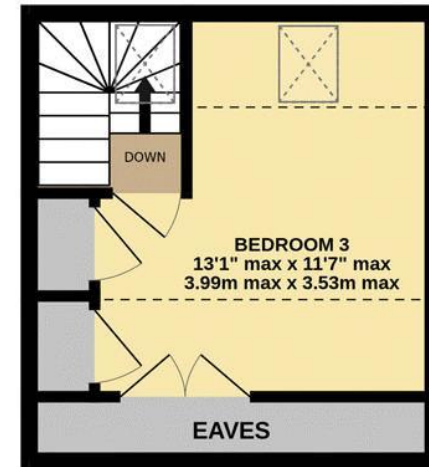
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

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





1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



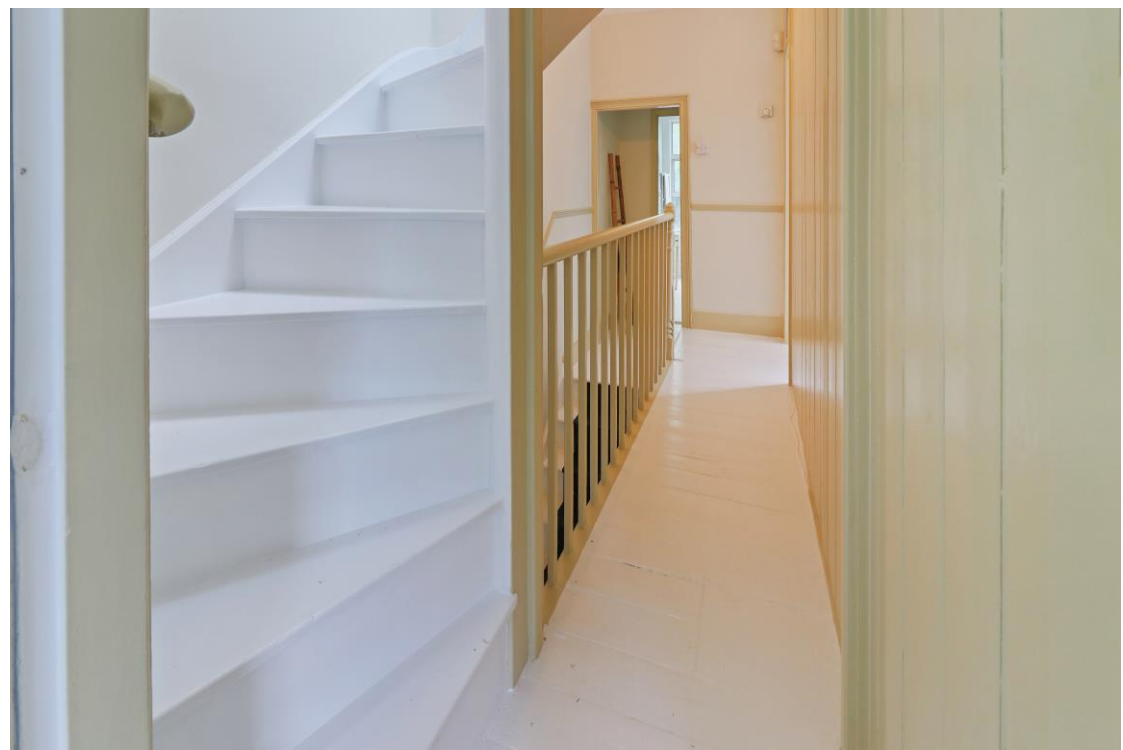
2ND FLOOR
211 sq.ft. (19.6 sq.m.) approx.

TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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