



Charles Bainbridge



39 Pound Lane,
Canterbury, Kent, CT1 2BZ

£425,000





An attractive period semi-detached house providing deceptively spacious accommodation arranged over three floors. On the ground floor are two reception rooms, a sitting room to the front with decorative fireplace and a dining room. To the rear is the kitchen which is attractively fitted and provides access the garden. On the first floor are two double bedrooms both with built-in-cupboards and an impressive bathroom including bath and a separate walk-in shower. On the second floor is a further double bedroom with built-in eaves storage and cathedral views. The property benefits from gas fired central heating via a combination boiler, mains electricity, water and drainage.

Externally the garden has tiled patio area and pedestrian path with timber gate giving access to the front. The garden is laid to lawn with beds stocked with mature shrubs, plants and roses. To the rear is a further brick paved area with beds beyond planted with bamboo. The garden is enclosed by a mixture of wood panel fencing and solid brick walls.

The property is set in a popular central location close to Canterbury West Station, The Marlowe Theatre, Canterbury Cathedral Precincts and The King's School. The City centre offers a comprehensive range of shops, restaurants and leisure facilities and the City has an impressive range of schools, colleges and universities. Canterbury west station is a short walk and provides High-Speed rail services to London St Pancras with a journey time of approximately 55 minutes.

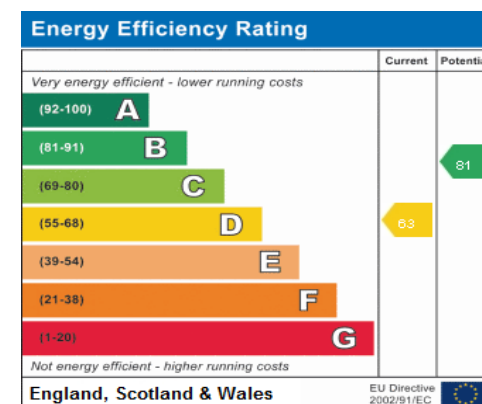
Services: All mains services are understood to be connected to the property.

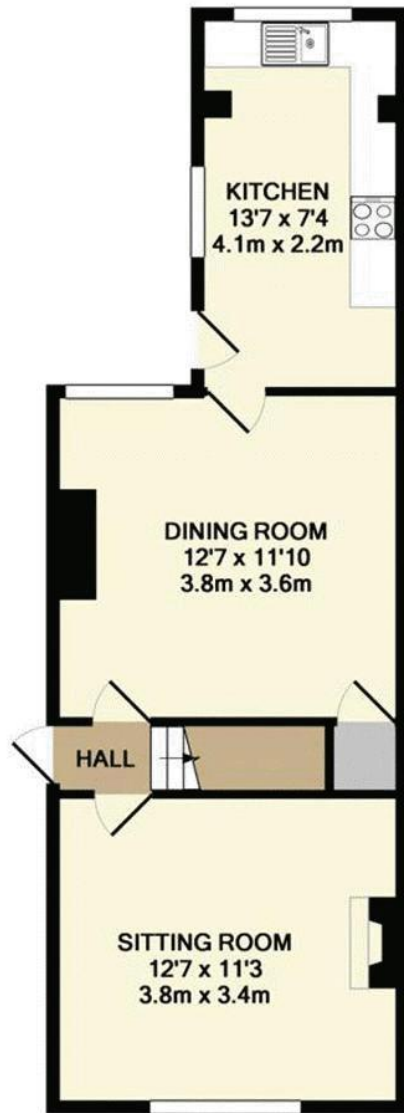
Tenure: Freehold

Council Tax Band: C

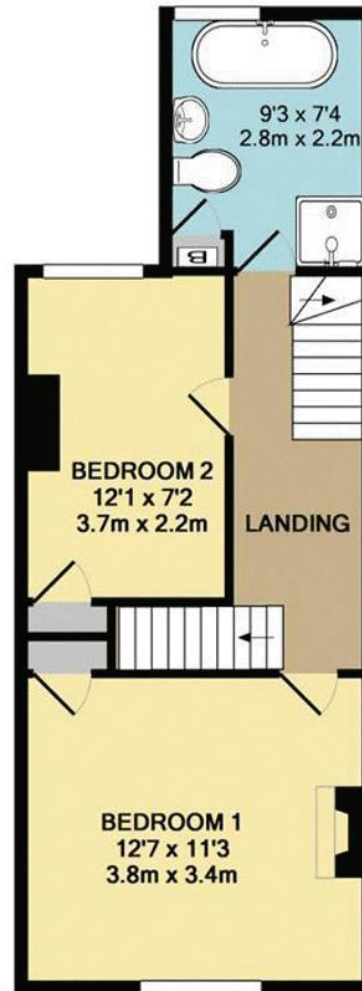
Local Authority: Canterbury City Council, Council Offices, Military Road,
Canterbury, Kent, CT1 1YW.

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





GROUND FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 198 SQ.FT.
(18.4 SQ.M.)

TOTAL APPROX GROSS EXTERNAL 1033 SQ.M (96 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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