



Charles Bainbridge



84 Roper Road,
Canterbury, Kent, CT2 7RS

£425,000





An attractive period-style townhouse in a popular location providing well presented and extensive accommodation over three floors. The property has been adapted to provide high quality bespoke letting rooms comprising four bedrooms, each with its own ensuite shower room. The house could of course be reverted to owner occupation as required. On the ground floor is spacious open plan living space which includes the kitchen with breakfast bar and number of appliances, and to the rear a sitting room with French doors opening to the garden. There is a room, currently used as a bedroom, to the front with ensuite shower. On the first floor are two further bedrooms, both with ensuite shower rooms and on top floor a large impressive bedroom with built-in storage cupboards and an ensuite shower room. All four rooms are currently let on individual rolling six month contracts.

Externally is a pretty courtyard garden measuring approx. 11' 6" x 14' 0" (3.50m x 4.26m). The garden is enclosed by solid brick wall and features paving and borders with climbing plants and in good weather provides a lovely suntrap. A pedestrian gate gives access to the allocated parking space adjacent to the rear of the garden.

The property is set in an enviable location with a host of nearby facilities in St. Dunstan's including The Goods Shed which incorporates Farmer's Market style shopping with a quality butcher, greengrocer and fishmonger amongst many others, plus a highly regarded restaurant. Sainsbury's Local is also nearby together with a range of independent retailers. The City centre is a 10 minute walk and offers a comprehensive range of shops, restaurants and leisure facilities. There is an impressive range of schools, colleges and universities in the City and the highly regarded Marlowe Theatre. Canterbury West station is nearby and provides High Speed rail services to London St. Pancras with a journey time of approx. 55 mins.

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

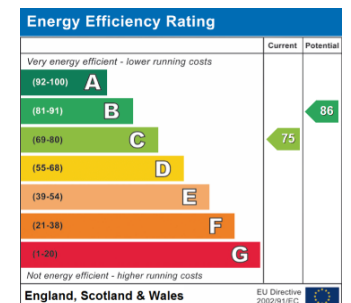
Tenure: Freehold

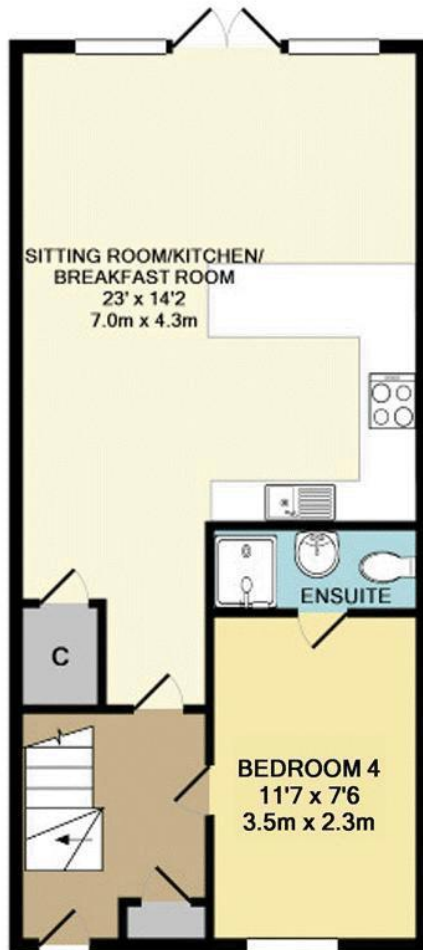
Rental information. Currently fully let on individual 6 monthly contracts with a yearly gross income of £31,740 (landlord currently paying for council tax and utilities). C4 class.

Council Tax Band: D

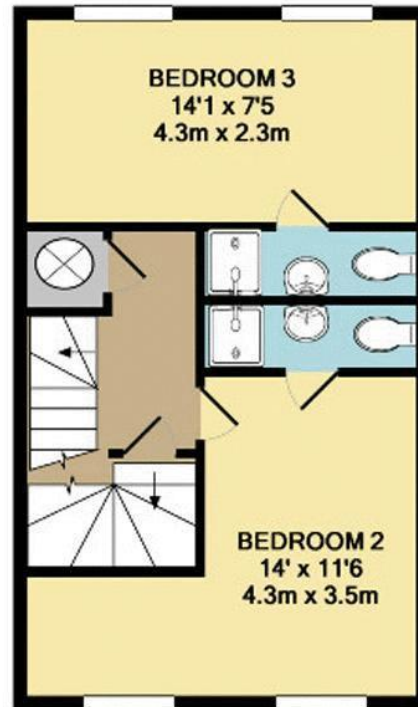
Local Authority: Canterbury City Council, Council Offices, Military Road,
Canterbury, Kent, CT1 1YW.

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

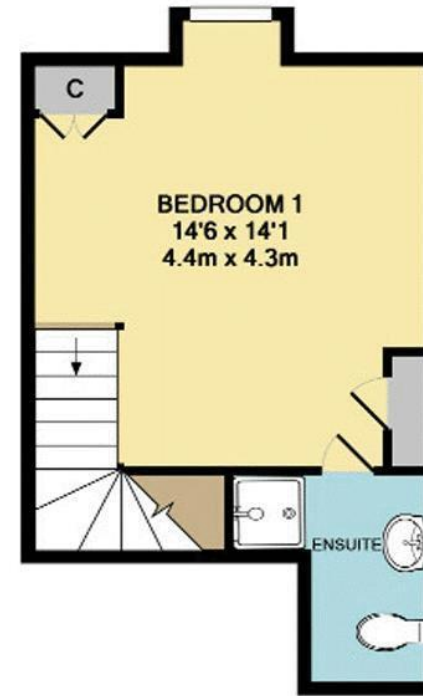




GROUND FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 336 SQ.FT.
(31.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 269 SQ.FT.
(25.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1046 SQ.FT. (97.2 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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