



Charles Bainbridge



37 Beverley Road,
Canterbury, Kent, CT2 7EN

£625,000







A handsome period house providing beautifully presented and extensive accommodation incorporating a wealth of features, located in a highly convenient setting. There is an elegant reception hall with a staircase rising to the first floor and an impressive sitting/dining room featuring a bay window to the front, two fireplaces, and French doors opening on the rear. The kitchen/breakfast room has granite worksurfaces and double glazed French doors opening to the side and to the rear is a separate useful utility room and shower room with w.c. On the first floor are three bedrooms and an impressively fitted bathroom. The front bedroom is a thoroughfare with a further staircase up to the second floor which incorporates a loft bedroom (a historic conversion) with an impressive exposed chimney breast and adjoining study/dressing room. The property benefits from gas fired central heating and part double glazed windows.

To the rear is a delightful garden with a side path leading to the lawn which has a timber balustrade and a further path to a paved patio seating area at the rear. A pedestrian gate leads onto a pathway providing rear pedestrian access. There is an outside tap and the garden is enclosed by wood panel fencing. The garden measures approx. 32ft 10 (10.00m) x (4.87m). To the front is a paved garden with a low-level brick wall and an attractive period tiled path reaching the front door.

The property is in a convenient setting 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. There is also easy access to the nearby Beverley Meadow providing open space and a Children's play area. Canterbury West Station is only a 10 minute walk and provides High-Speed rail services to London St. Pancras with a journey time of approx. 55 mins.

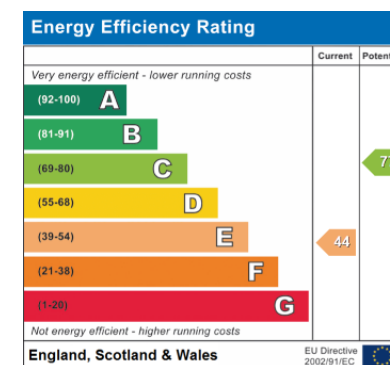
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

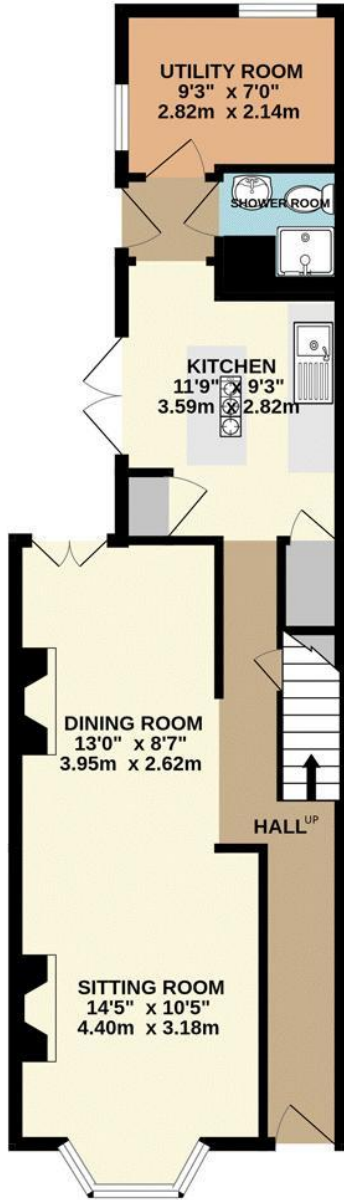
Council Tax Band: D

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

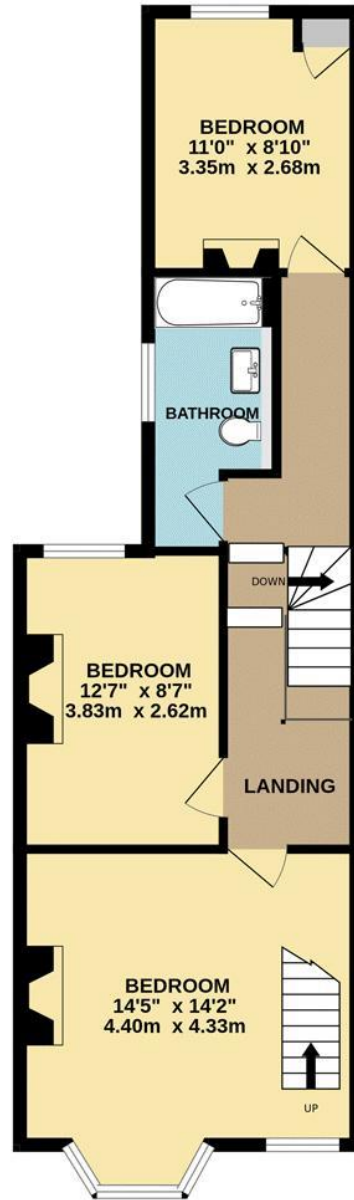
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



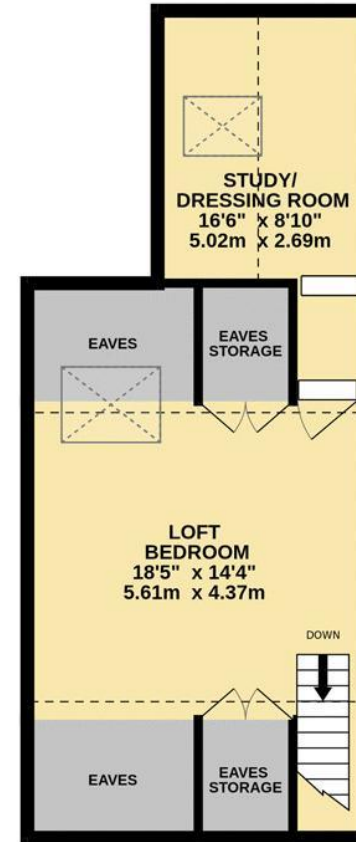
GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



2ND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1527 sq.ft. (141.9 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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