



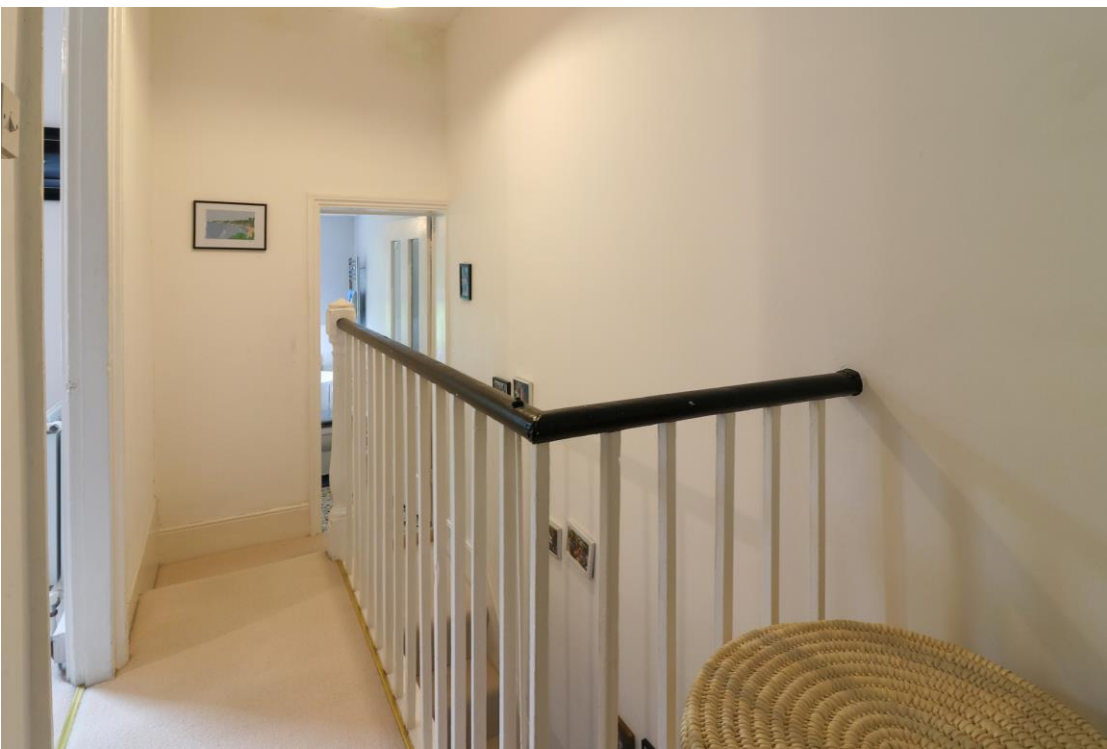
Charles Bainbridge



6 Alma Street,
Canterbury, Kent, CT1 1NB

£345,000





A delightfully presented and well-equipped period house offering spacious accommodation enjoying a cul-de-sac setting close to Canterbury City Centre and overlooking an open green to the front. On the ground floor is an entrance hall opening to a large, elegant open-plan sitting/dining room with attractive fireplaces and staircase rising to the first floor. To the rear is a well-equipped kitchen featuring solid woodwork surfaces and some integral appliances. On the first floor the master bedroom is to the front and has two built in wardrobes, there is an attractive second bedroom to the rear featuring an exposed brick chimney breast. There is a large fitted bathroom with separate bath and shower. The property benefits from gas fired central heating.

Externally the rear garden measures approximately 24ft (7.31m) x 14ft (4.26m). There is a paved seating area opening to a shingled area with a path accessing an additional paved area to the rear. There are raised beds and a mature bay tree. The garden is enclosed by wood paneled fencing to the sides and a solid brick wall to the rear.

The property is located on a mature, secluded garden square, just outside Canterbury City centre. There is a carpark in the square for resident permit holders. The Kings Mile area of the City, well known for its colourful variety of independent retailers, restaurants, cafes and bistros is nearby. Central Canterbury is a short walk, as are the Cathedral precincts and Marlowe Theatre. Canterbury enjoys a wide range of shops and restaurants, leisure facilities and a variety of high-quality schools, colleges and universities. The High-Speed rail link from nearby Canterbury west station provides services to London St. Pancras in approx. 55 mins.

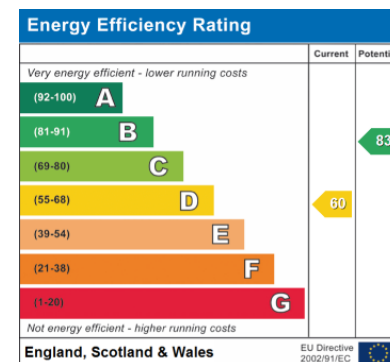
Services: All mains services are understood to be connected to the property.

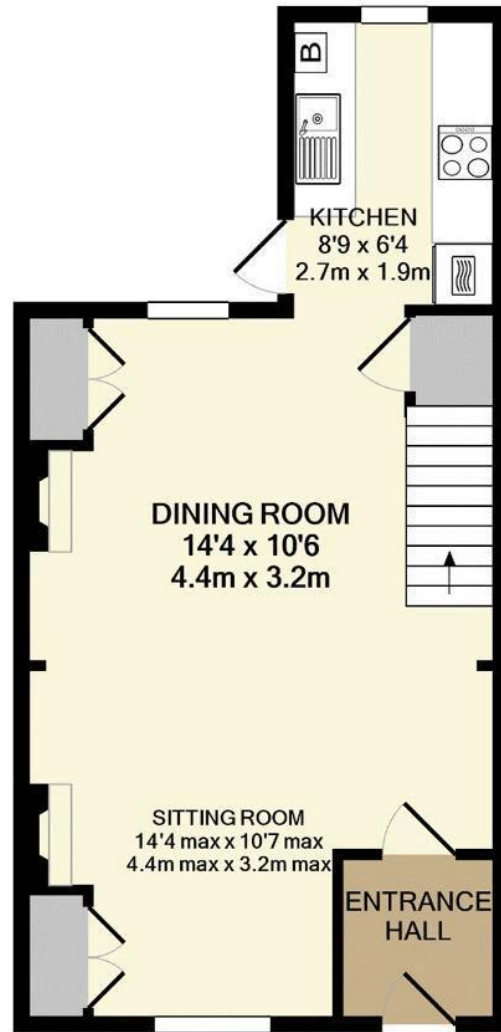
Tenure: Freehold

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





GROUND FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(32.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 709 SQ.FT. (65.9 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

Made with Metropix ©2020







Charles Bainbridge

1 The Bakery, 47 Broad Street,
Canterbury, Kent CT1 2LS
01227 780227
sales@charlesbainbridge.com
charlesbainbridge.com

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.

