



Charles Bainbridge



9a Bicknor Close,  
Canterbury, Kent, CT2 7UB

£425,000

















A substantial detached family house offering spacious and versatile accommodation on split levels. The property has a porch and entrance hall with access to the kitchen which overlooks and accesses the garden, a study and a wet room shower and WC. A half flight of stairs leads to a large sitting/dining room with windows to the front and rear and a door out onto a large decked terrace. Over the upper levels are four comfortable bedrooms plus the family bathroom with attic storage above. The property benefits from double glazed windows and doors and gas-fired central heating and mains services.

Externally the property has front lawn with a pretty magnolia tree and a good sized driveway providing parking and access to the integral garage with power, lighting and roller shutter door. The rear garden measures an average depth of approx. 38ft (11.5m) deep and is enclosed by wooden panel fencing. The garden is split level with a lawn, borders and trees, a decked patio and shed to the rear. Steps lead up to a impressive decked terrace ideal for family seating and outdoor eating plus a summer house (9' x 11' 11"/2.74m x 3.63m). There is a shared side path with the adjacent property for rear access to both properties.

The property is located in a popular residential road on the north side of Canterbury within easy access of the city centre and Canterbury West. The Cathedral City Canterbury offers a comprehensive range of shopping and leisure facilities and an impressive number of primary and secondary schools, a selection of colleges and two universities. High speed rail services are available from Canterbury west station to London St. Pancras with an approximate journey time of 55mins.

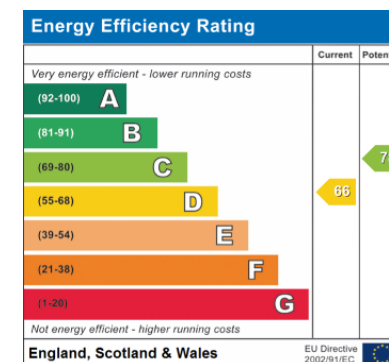
Services: Mains services are understood to be connected.

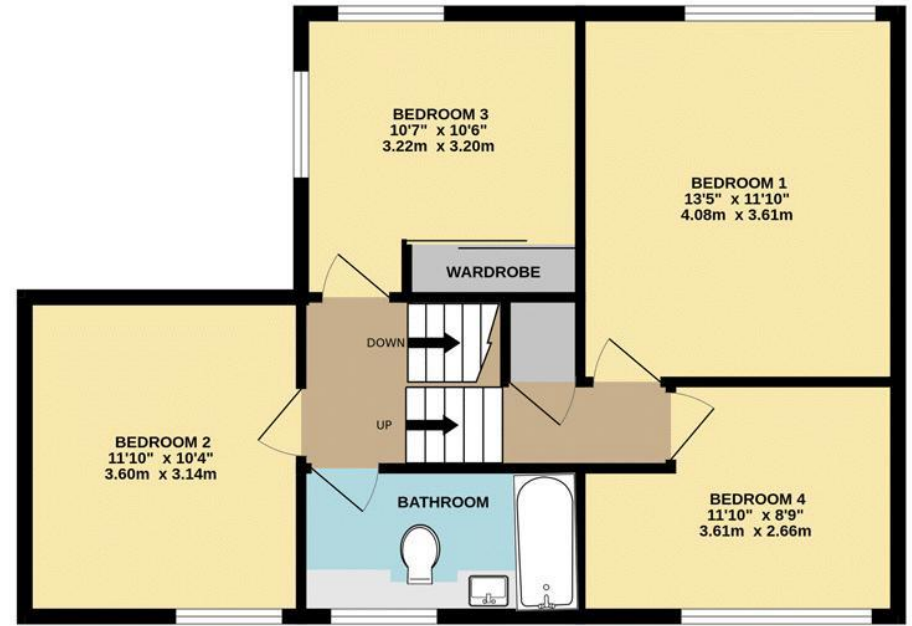
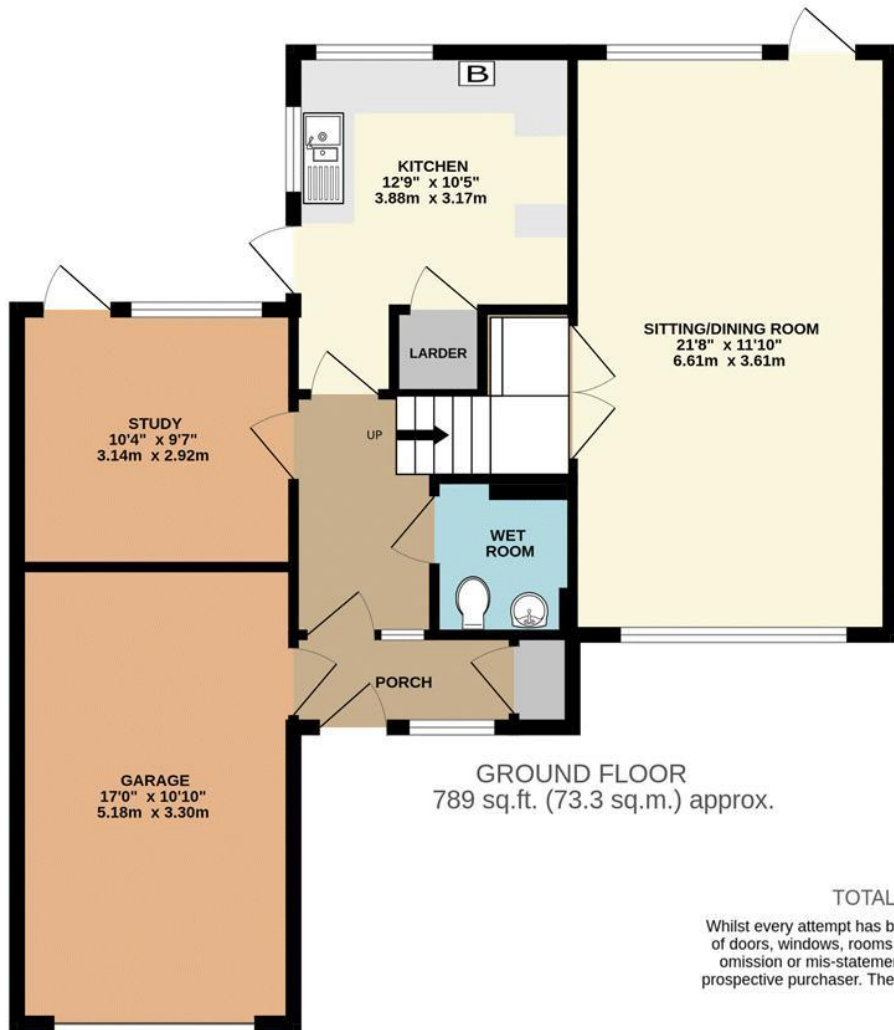
Tenure: Freehold

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](mailto:sales@charlesbainbridge.com)





TOTAL FLOOR AREA : 1411 sq.ft. (131.1 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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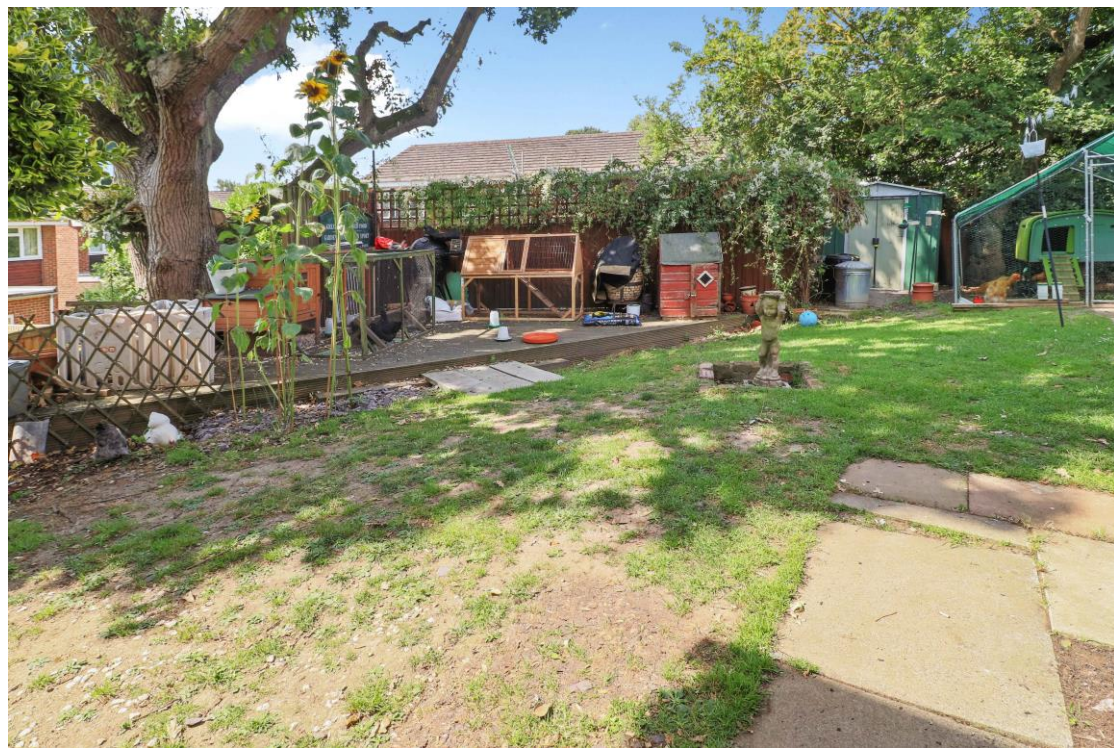
















Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

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.



Charles  
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1 The Bakery, 47 Broad Street,  
Canterbury, Kent CT1 2LS

01227 780227

[sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)

[charlesbainbridge.com](http://charlesbainbridge.com)