



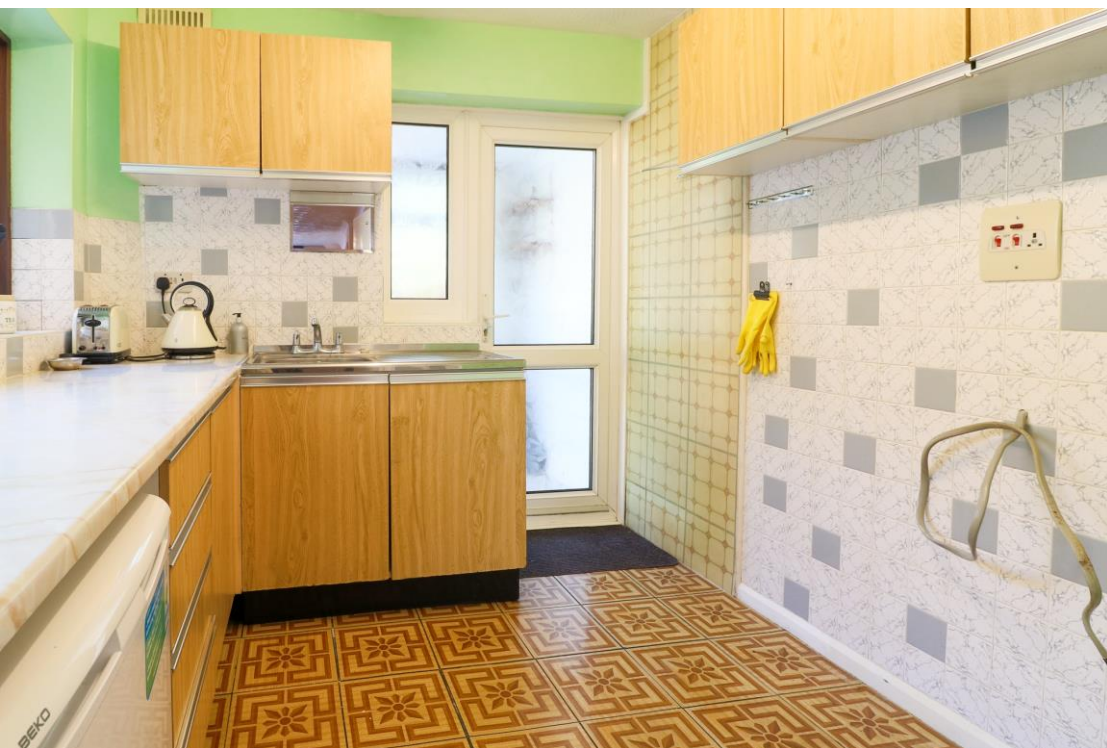
Charles Bainbridge



53 Havelock Street,  
Canterbury, Kent, CT1 1NP

£270,000





A terraced house offering comfortable accommodation in a convenient setting close to the City centre. On the ground floor is a hallway, open plan sitting/dining room and to the rear the kitchen and a rear utility lobby with access to the garden. On the first floor are three bedrooms, all with built in storage, and the family bathroom. The property benefits from gas fired central heating, double glazed windows and doors and would now benefit from some general updating throughout.

Externally there is a well-presented garden to the rear, measuring approx. 65' 8" max x 15' 6" (20m x 4.72m) including a paved area, lawn and borders. To the rear is a timber workshop with power and light and a further garden store and the garden is enclosed with a mixture of brick wall and timber fencing.

The property is located close to the centre of Canterbury enjoying a wide range of shops and restaurants, leisure facilities and a variety of high-quality schools, colleges and universities. There are two mainline railway stations serving the City with Canterbury West providing the High-Speed rail link to London St. Pancras with a journey time of approximately 55 minutes.

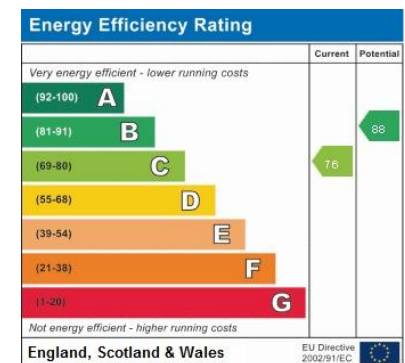
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

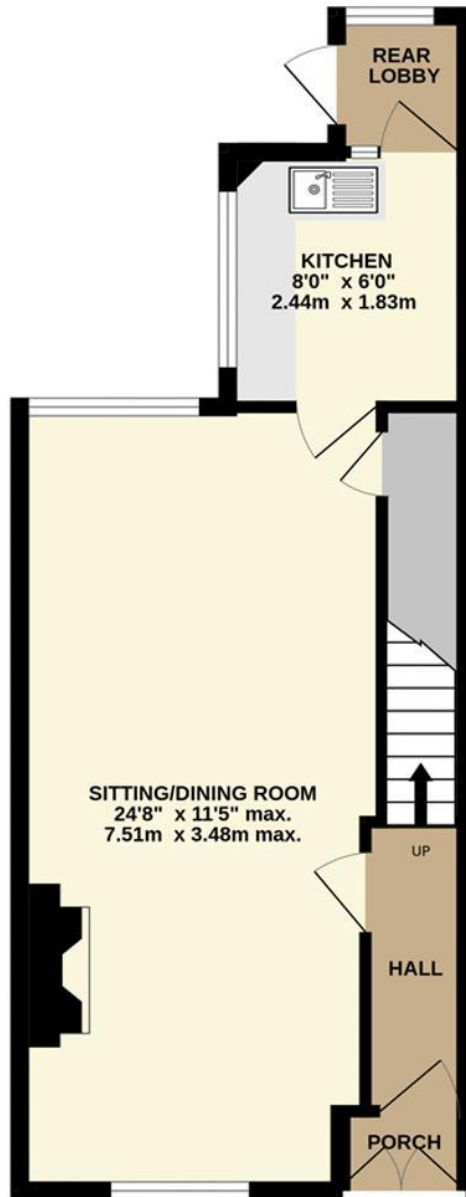
Council Tax Band: C

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

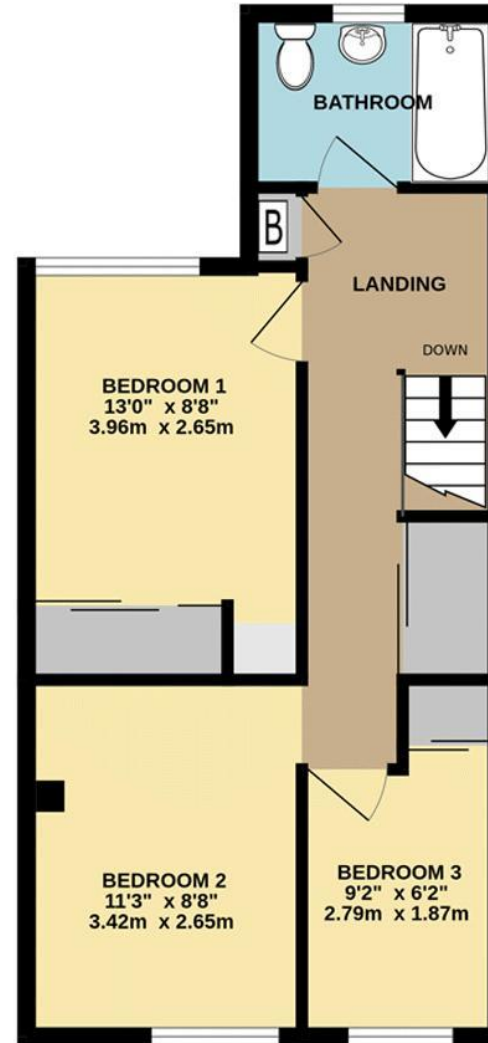
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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