



Charles Bainbridge



205 Wincheap,  
Canterbury, Kent, CT1 3TP

£375,000







A handsome double-fronted Victorian property offering well-proportioned accommodation and charming period features. The ground floor has been reconfigured to provide quality family space with a well-equipped kitchen to the front opening to the dining room which overlooks and opens onto the garden. There are two further reception rooms with period features including a decorative fireplace and a bay window to the front. To the rear of the property is a utility room with a wooden worktop and butler sink, and a w/c both accessed externally from the patio. There is a pretty staircase and a light bright landing leading to three bedrooms and the family bathroom. The property benefits from gas fired central heating, triple glazed windows and is available with no onward chain.

The property has a pretty frontage with a brick wall and steps to the front door. The main rear garden measures approx. 23' 5" x 37' 6" (7.13m x 11.42m) and enjoys a south facing aspect. It has been beautifully landscaped with a paved patio, lawn and well-stocked borders. There is a further shingle path with flower beds providing access to a shed. A tarmac drive to the rear provides comfortable parking for two cars, an outside power socket and a pedestrian gate providing access to the garden.

The property is conveniently located in Wincheap with local amenities at the Retail Park including Morrisons, Boots and Pets at Home amongst others. Canterbury City centre is within easy access and boasts an extensive range of amenities including a wide selection of shops and restaurants, sports facilities and a comprehensive range of schools, colleges and universities. There are two mainline railway stations serving the City with Canterbury West providing the High Speed Link to London St. Pancras with a journey time of approx. 55 mins. Wincheap provides easy vehicular access onto the A2 to Dover and the M2 to London. The outlying countryside offers lovely walks and cycling including the nearby riverside Great Stour Way trail.

Services: All mains services are understood to be connected.

Tenure: Freehold

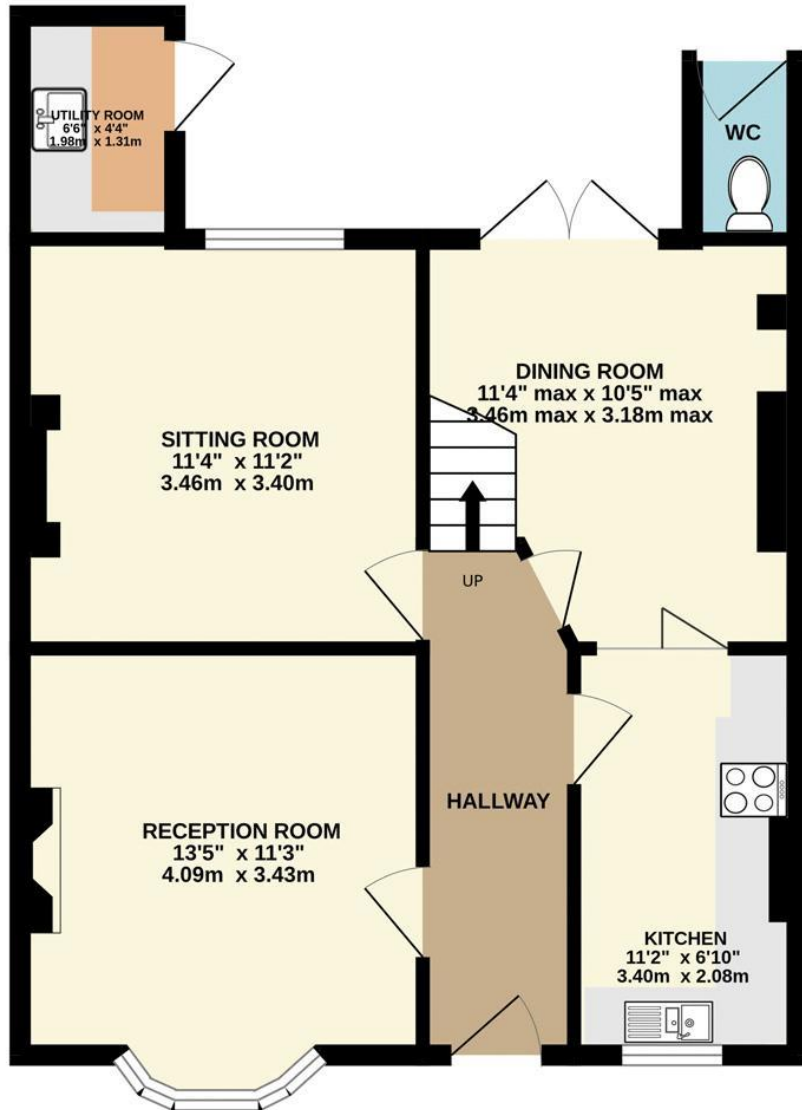
Council Tax Band: B

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

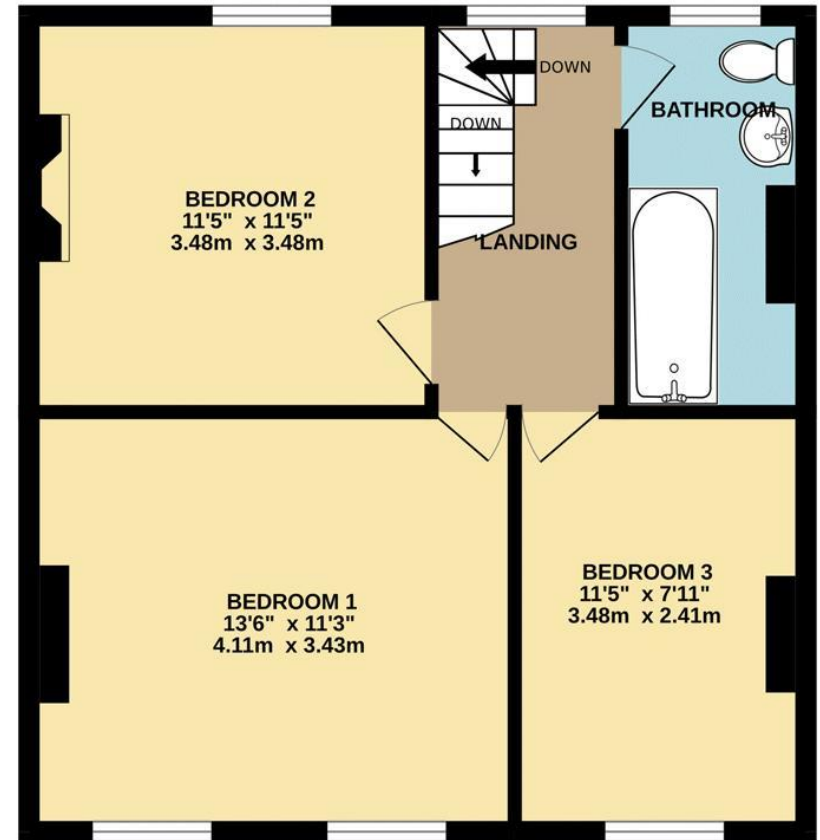
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



GROUND FLOOR  
518 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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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