



Charles Bainbridge



12 Cross Street,
Canterbury, Kent, CT2 8AT

£375,000







A delightful Grade II listed period house offering beautifully presented accommodation having a substantial two-storey extension to the rear and providing accommodation arranged over three floors. On the ground floor is an attractive sitting room with a pretty period fireplace beyond which is a comprehensively fitted kitchen and to the rear is a substantial dining room overlooking and opening onto the garden. On the first floor are two double bedrooms, bedroom one having a range of fitted wardrobes, and the attractively equipped, family bathroom. On the second floor is bedroom three with a pretty dormer window to the front incorporating attractive roofscape views and a view of Canterbury Cathedral. The property benefits from gas fired central heating and many beautiful features including impressive staircases and period fireplaces.

Externally there is a beautifully kept walled courtyard garden with a brick paved surface and raised beds to the rear.

The house is set in an enviable location with a host of nearby facilities in St. Dunstan's including The Goods Shed which incorporates Farmer's Market-style shopping with 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 short 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. Canterbury West station is only a short walk and provides High-Speed rail services to London St. Pancras with a journey time of approx. 55 mins.

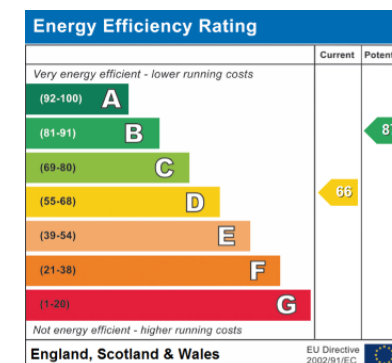
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

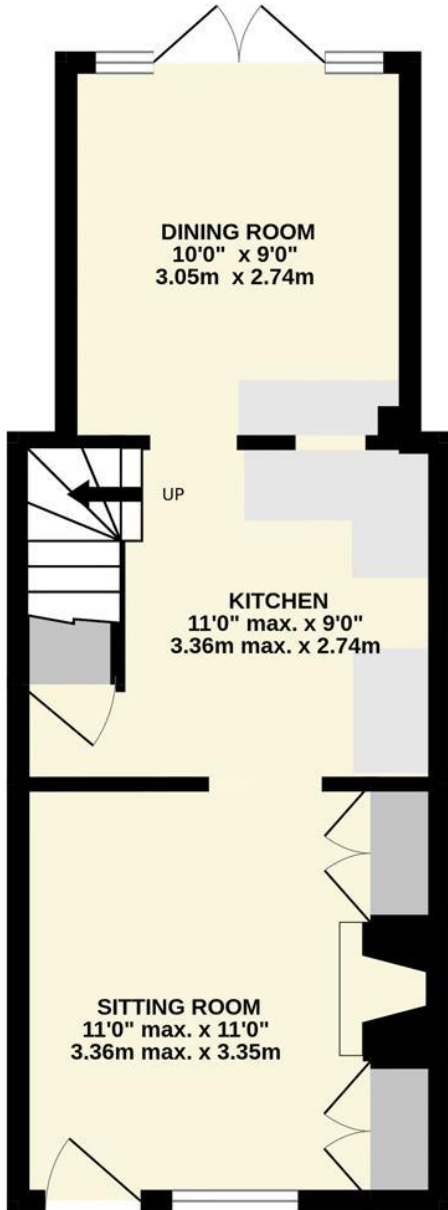
Council Tax Band: C

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane,
Canterbury, Kent, CT1 2UR.

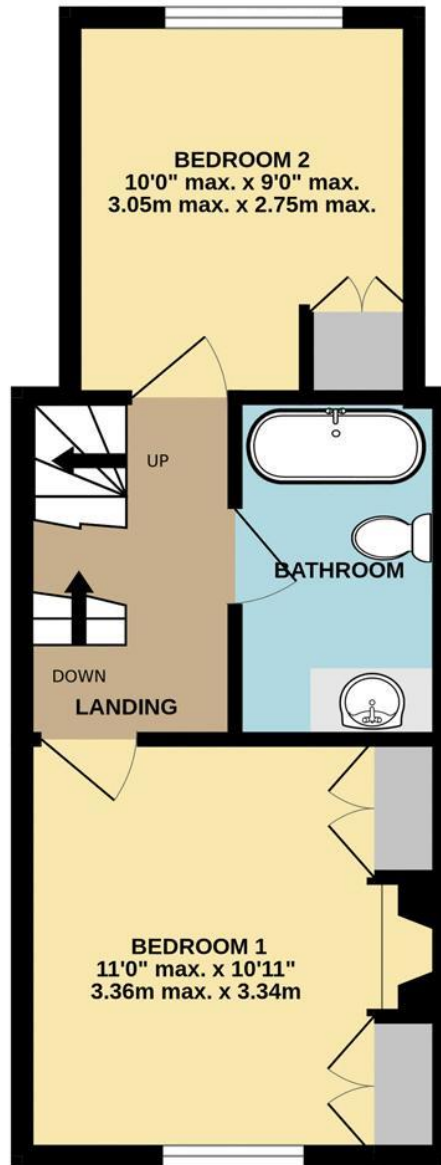
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



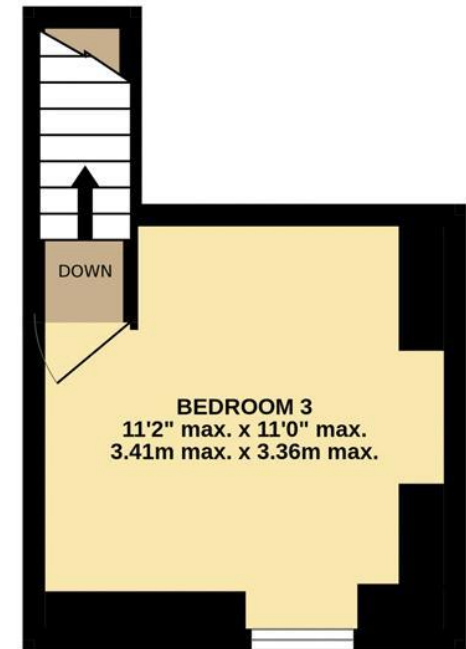
GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



2ND FLOOR
122 sq.ft. (11.3 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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