



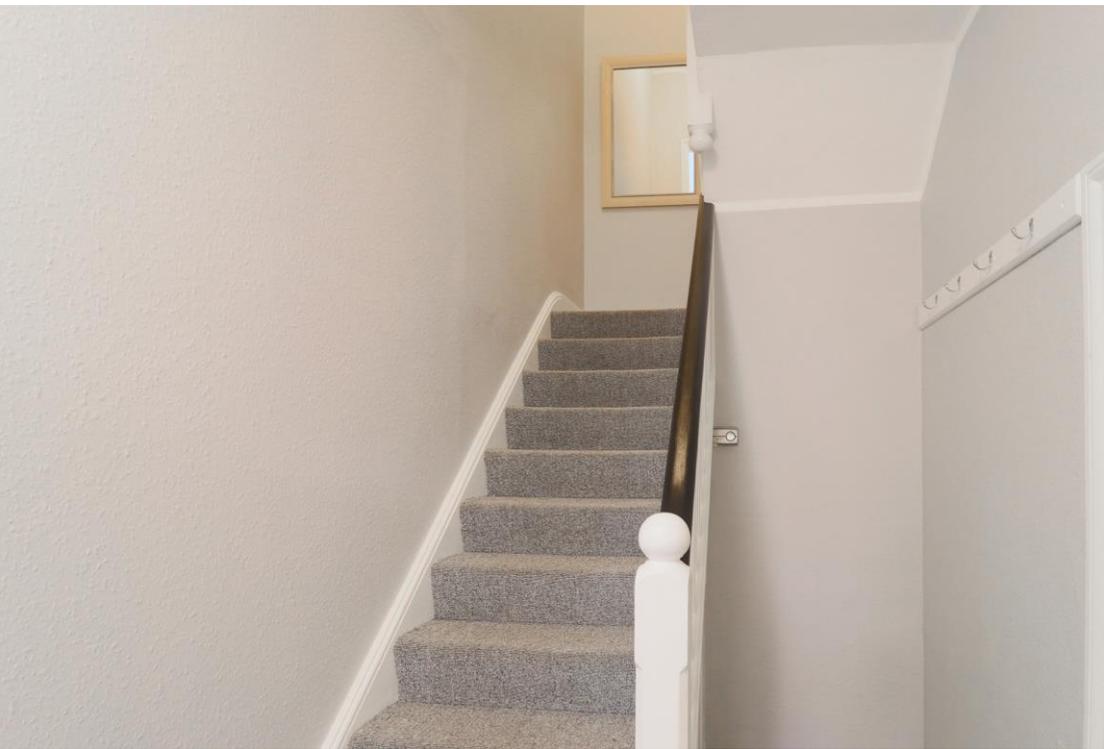
Charles Bainbridge



11 St. Martins Terrace,  
Canterbury, Kent, CT1 1QB

£350,000





An attractive period property situated well for Canterbury City centre providing well presented and extensive accommodation. The property has been adapted to provide letting rooms comprising five bedrooms though the house could of course be reverted to owner occupation as required. On the ground floor is a sitting room to the front, an elegant hallway and further reception (currently used as a fifth bedroom). To the rear is a good sized kitchen and access to the courtyard. On the first floor are four bedrooms, a shower room and additional w/c. The rear courtyard is currently paved and to the front is a shared private road with one parking bay for each property. The property benefits from gas fired central heating and being offered for sale with no forwards chain.

The property is located close to Canterbury Christchurch University main campus and with easy access to Canterbury City centre. Canterbury 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. Easy access can be gained onto the A2 to Dover and the M2 to London. The outlying east Kent countryside provides lovely walking and cycling.

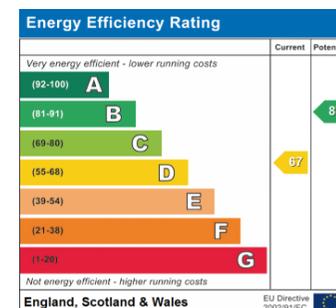
Services: All main services are understood to be connected.

Tenure: Freehold

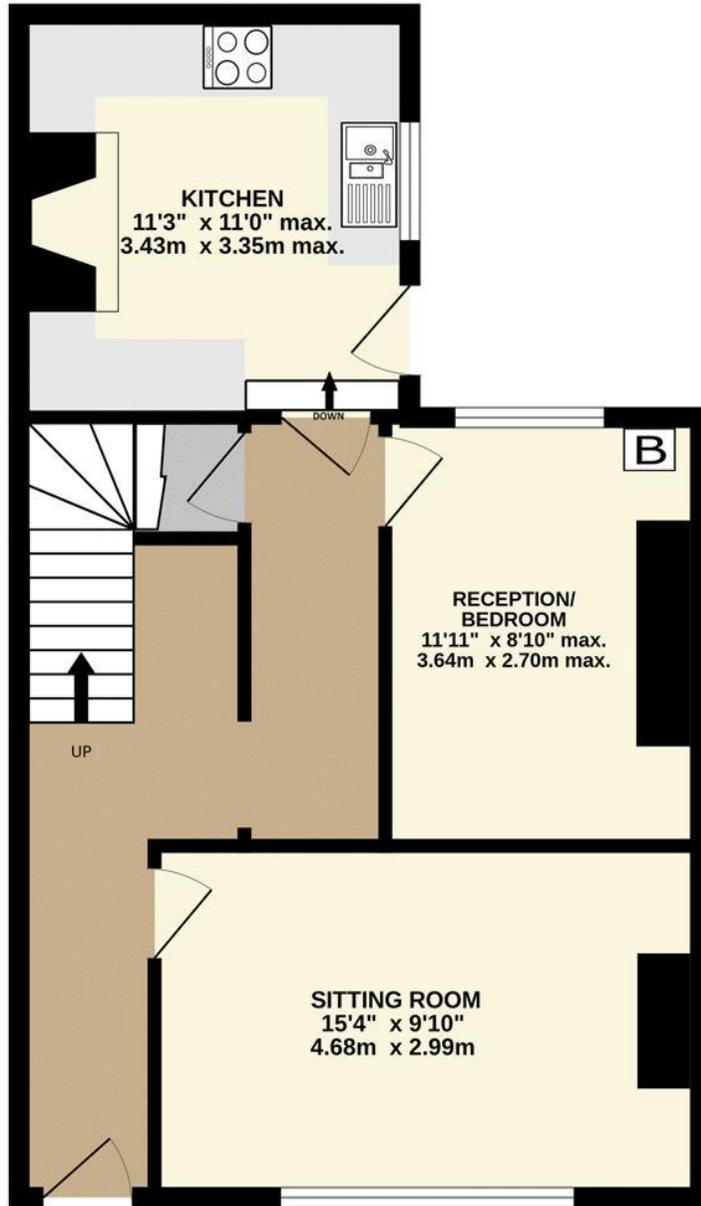
Council Tax Band: D

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

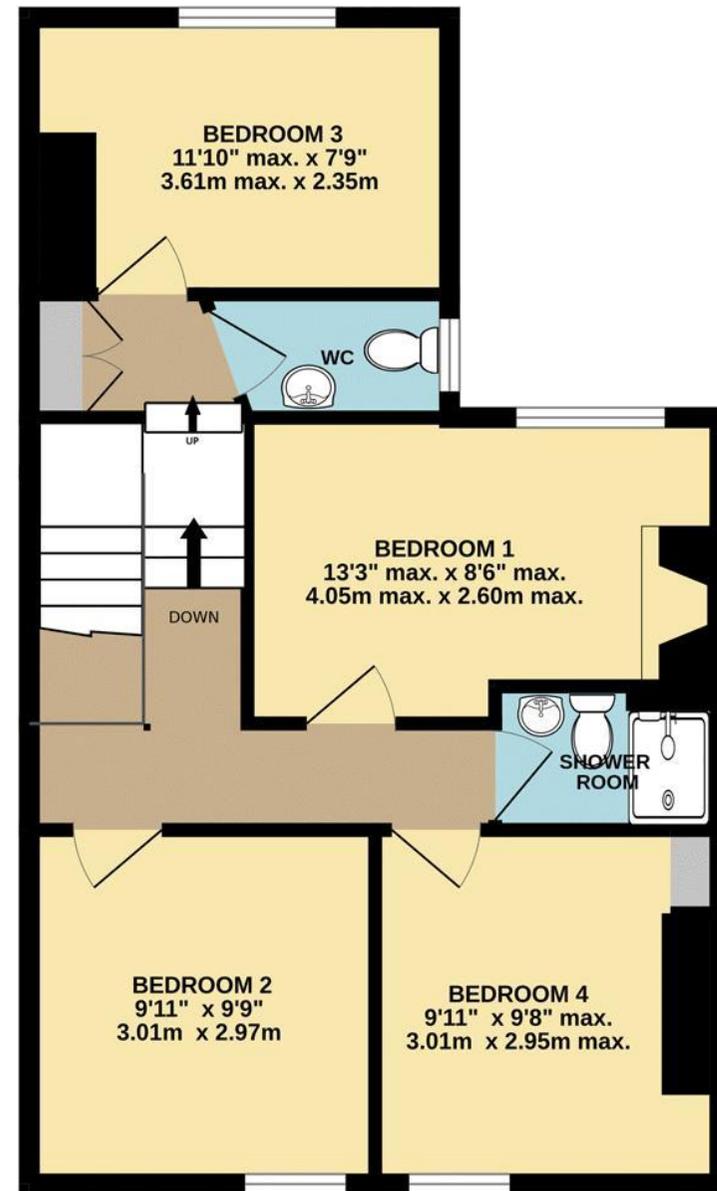
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 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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