



Charles Bainbridge



14 Prospect Place,
Canterbury, Kent, CT1 3JU

Offers in Excess of
£260,000







A delightful terraced house well located setting with easy access to Canterbury City. The accommodation is well presented and includes two reception rooms on the ground floor both with decorative fireplaces, stripped wooden floors and there is also a useful understairs cupboard. To the rear is the kitchen and a rear porch with w/c and a door accessing the rear garden. On the first floor are two double bedrooms, one with a built-in cupboard above the stairs and an attractive shower room.

Externally there is a long rear garden measuring 93' x 13' (28.32m x 3.96m) with a decked patio for seating and step down to a long garden with lawn, shingled areas, mature shrubs and hedging, and also a timber shed. Please note there is pedestrian access by neighbouring properties across the rear of the property.

The house is set to the South side of Canterbury City Centre ideally located for the local facilities including schools, Kent and Canterbury hospital, the Chaucer hospital and nearby Waitrose within a 10 minute walk. 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.

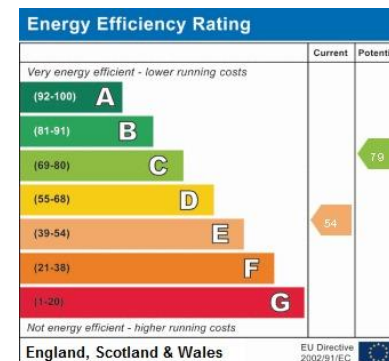
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

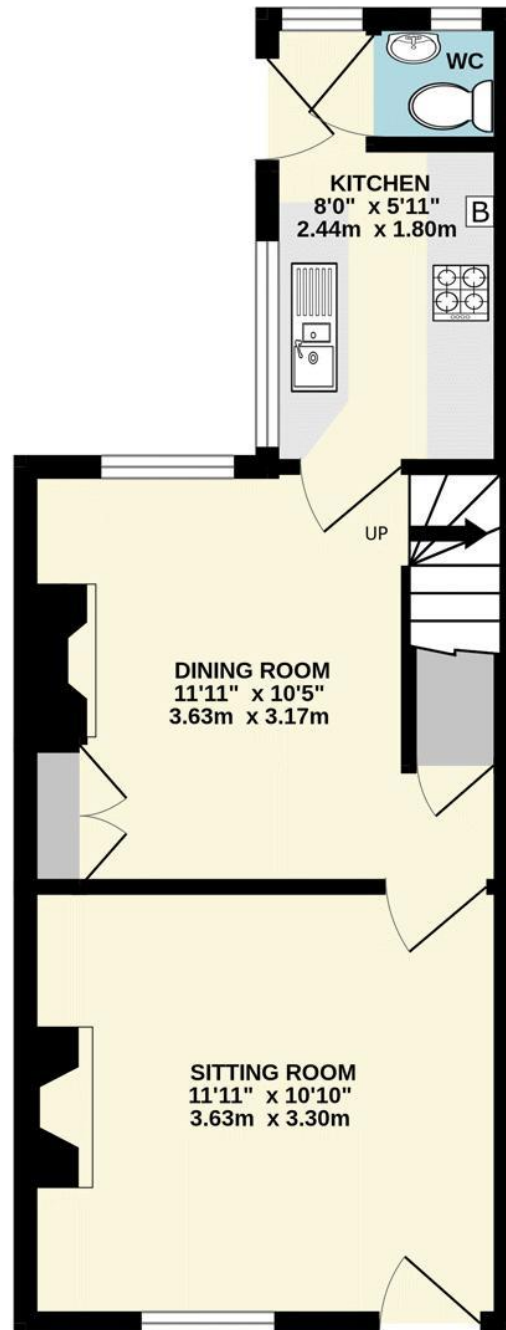
Council Tax Band: C

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

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



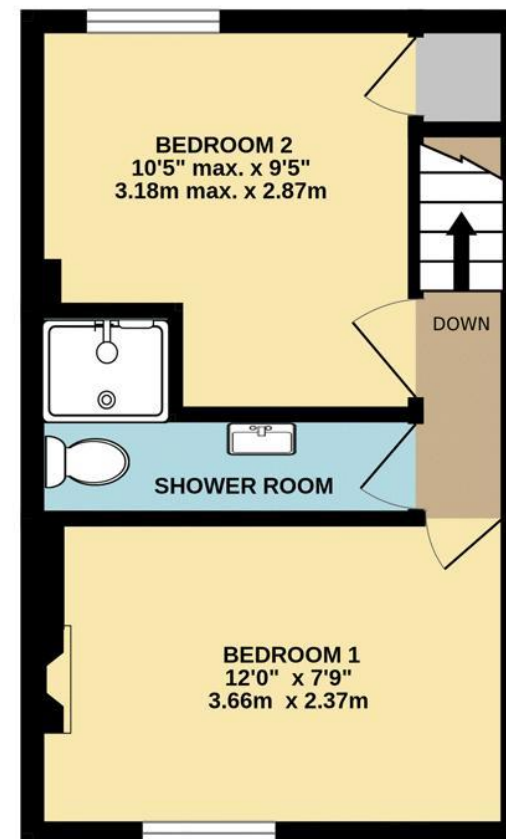
GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.

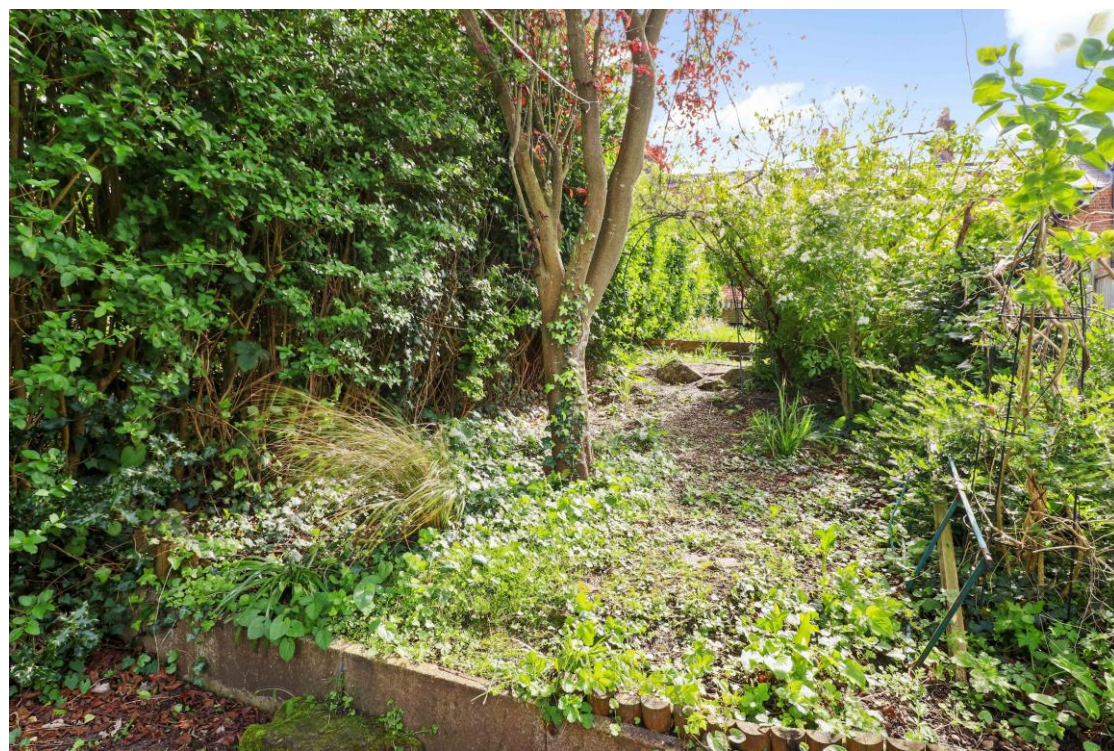


TOTAL FLOOR AREA : 541 sq.ft. (50.2 sq.m.) approx.

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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1ST FLOOR
235 sq.ft. (21.8 sq.m.) approx.







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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