



Charles Bainbridge



10 Otham Close,
Canterbury, Kent, CT2 7QX

£295,000







This well presented mid-terraced house is ideal for those looking for a comfortable family space or an investment opportunity. The accommodation includes a spacious hall with stairs leading up to the first floor, kitchen with a range of fitted wall, drawer and floor units and a sitting/dining room with patio doors overlooking and opening onto the garden. There is also a further reception room offering flexibility as a fourth bedroom, office or playroom. On the first floor are three good size bedrooms and a bathroom. The property benefits from double glazed windows and gas fired heating system. The property has previously been rented as student accommodation but would also be a comfortable family home.

Externally the rear garden features a patio, lawn, handy garden shed and a gate providing pedestrian access to the rear. The property also benefits from a garage located in a nearby block providing parking or extra storage.

The property is located in a residential area with easy access to the City centre. There are supermarkets nearby plus two indoor sports complexes with swimming pools and gym facilities. Canterbury boasts an extensive range of amenities including a wide selection of shops and restaurants and a comprehensive range of schools, colleges and two universities. Canterbury West station has High-Speed rail services to London St Pancras with a journey time of approx. 55 mins.

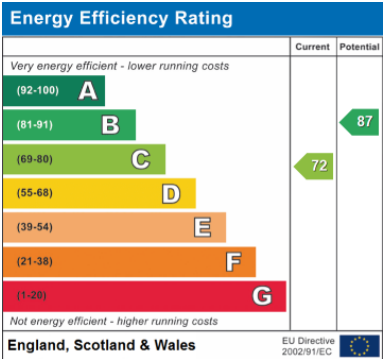
Services: All mains services are understood to be connected to the property.

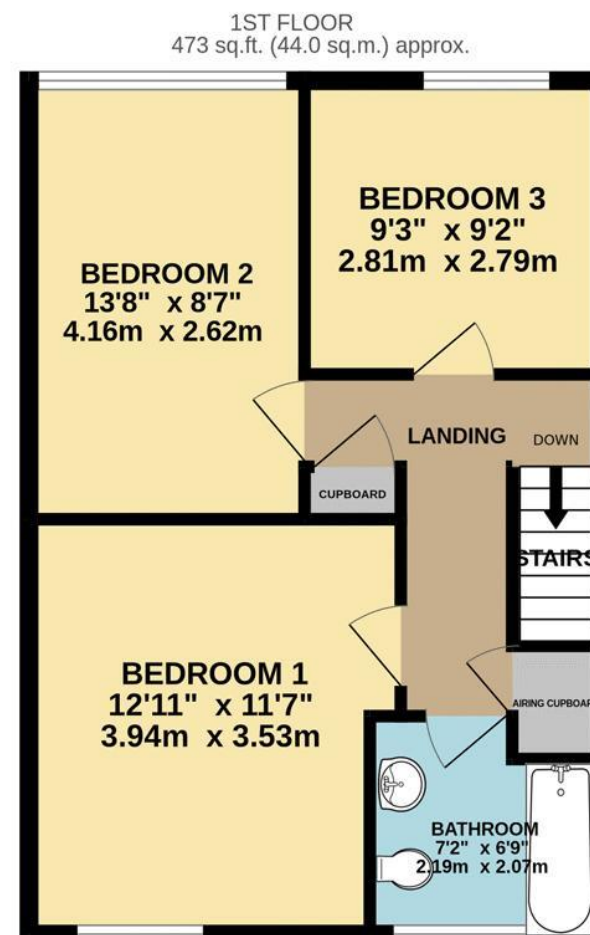
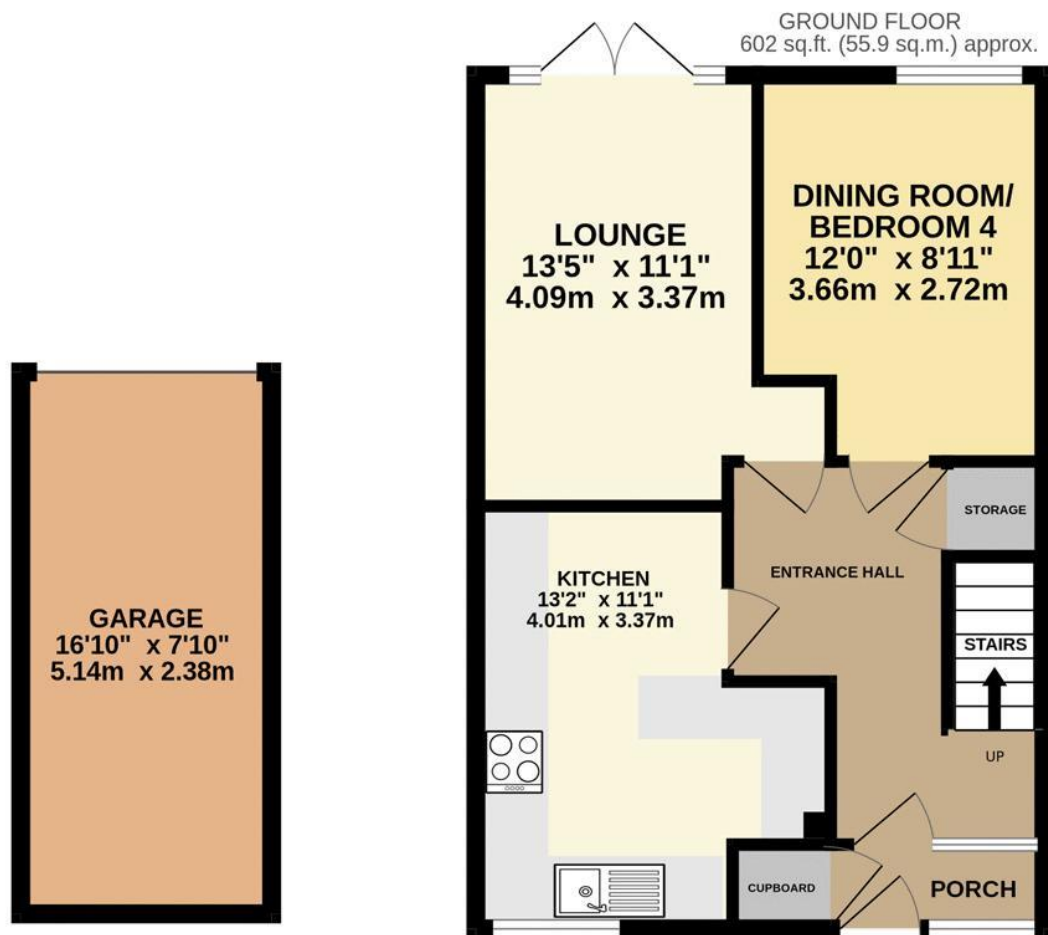
Tenure: Freehold

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





TOTAL FLOOR AREA : 1075 sq.ft. (99.8 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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