



Charles Bainbridge



24 Cross Street,
Canterbury, Kent, CT2 8AT

£325,000





This beautifully presented two-bedroom Victorian terraced house is situated on the desirable and peaceful Cross Street, in the ever-popular St. Dunstan's quarter of Canterbury. Just a short stroll from the city centre and Canterbury West station, the property offers the perfect balance of period charm and modern living. On the ground floor, the entrance leads into a bright and welcoming living room, complete with a traditional cast-iron fireplace, bespoke shelving, and large sash-style window allowing natural light to fill the space. To the rear, a separate dining area with exposed wood flooring flows into a stylishly finished galley kitchen with cream shaker units, solid wood worktops, and white tiled splash backs. Integrated oven, hob, and space for white goods complete this practical, well-designed space. French doors at the rear lead out to a tidy courtyard garden, ideal for low-maintenance outdoor entertaining or a morning coffee. Upstairs, the home boasts two good-sized bedrooms, both neutrally decorated with ample space for storage. The bathroom is well-fitted and continues the tasteful finish seen throughout the home. This property is ready to move straight into, ideal for those looking to enjoy the vibrant.

Canterbury lifestyle without compromise. Cross Street is a tranquil road set within walking distance of the historic city centre, Canterbury West Station (with high-speed services to London St Pancras in under an hour), and excellent local schools, shops, restaurants and the University of Kent. The location is perfect for professionals, couples, or landlords seeking a characterful and convenient home.

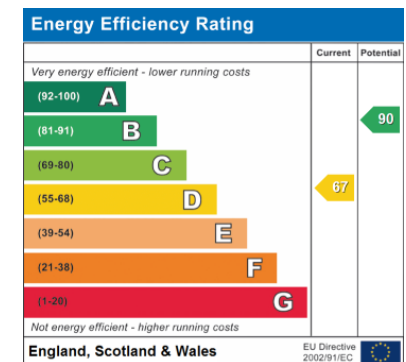
Services: All mains services are understood to be connected to the property.

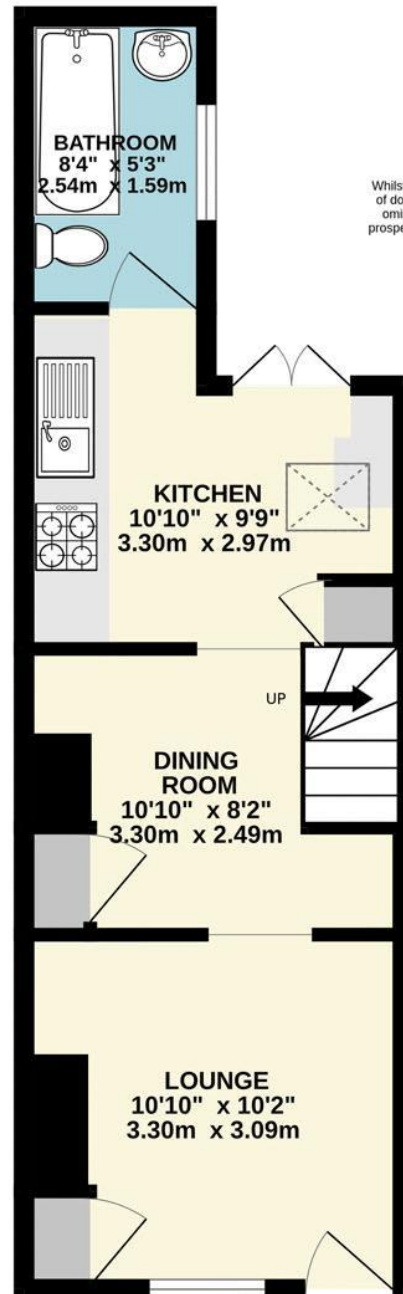
Tenure: Freehold

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



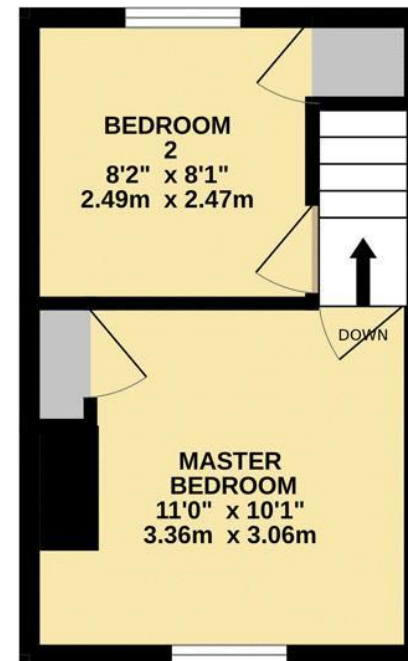


GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.

TOTAL FLOOR AREA : 520 sq.ft. (48.3 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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1ST FLOOR
195 sq.ft. (18.1 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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