



Charles Bainbridge



237 Wincheap,
Canterbury, Kent, CT1 3TT

Guide Price
£260,000 - £275,000





We are delighted to offer this attractive two-bedroom period property located on the ever-popular Wincheap, just a short stroll from Canterbury’s vibrant city centre and within easy reach of Canterbury East station. This charming terraced house has been recently redecorated throughout and offers well-proportioned, light-filled accommodation arranged over three floors.

On the ground floor, a welcoming living room sits to the front of the house, with a sash-style window and feature fireplace providing a lovely focal point. This leads through to a separate dining room, ideal for entertaining, with stairs leading down to a useful cellar, offering excellent storage or potential for further use, subject to any necessary consents. The kitchen lies to the rear and is fitted with a range of modern units and space for appliances, with a pleasant outlook onto the garden.

Upstairs, there are two double bedrooms, both tastefully decorated, along with a well-appointed family bathroom. The bathroom features a contemporary white suite with tiled surrounds, conveniently located on the first floor.

To the rear of the property is a generous garden, mainly laid to lawn. A right of access across the rear is in place, as is typical for the area.

Further benefits include gas central heating, double glazing where stated, and the property is offered to the market with no forward chain, making it ideal for first-time buyers, downsizers or investors alike.

Wincheap is a popular area with excellent local amenities. The City boasts a wide range of shops, restaurants, schools, colleges, and universities. With strong road links to the A2 and M2, and two mainline stations offering regular services, including High-Speed links to London, this home is ideally positioned for both daily life and longer commutes. The surrounding Kent Countryside also offers scenic walking and cycling routes.

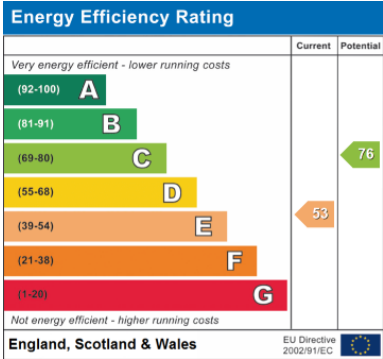
Services: All mains services are understood to be connected to the property.

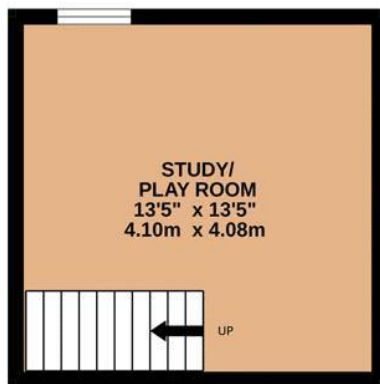
Tenure: Freehold

Council Tax Band: B

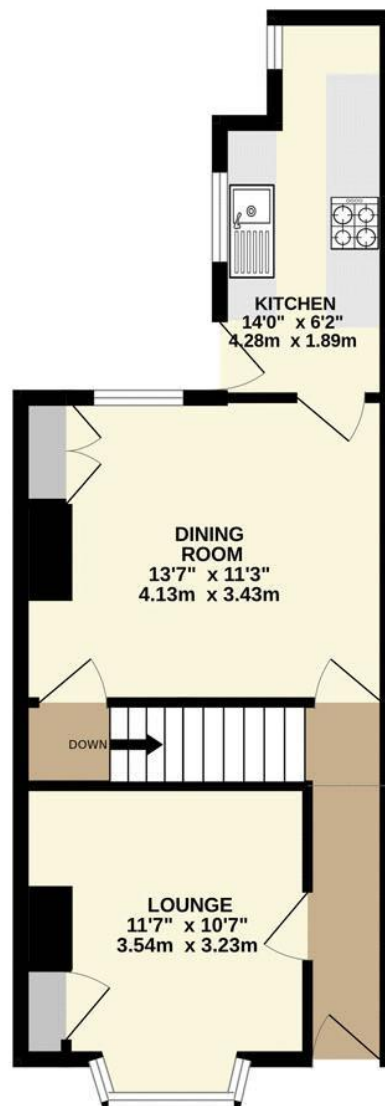
Local Authority: Canterbury City Council, Whitefriars,14 Rose Lane, Canterbury, Kent, CT1 2UR.

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

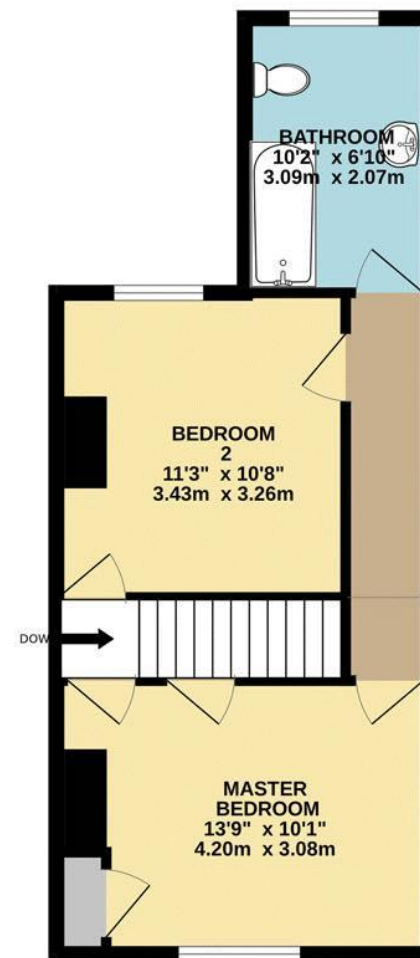




BASEMENT
180 sq.ft. (16.7 sq.m.) approx.



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.

TOTAL FLOOR AREA : 981 sq.ft. (91.1 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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