



Charles Bainbridge



2 Mill Close, Wickhambreaux, Canterbury, Kent,
CT3 1RF

£395,000





A welcoming porch opens into the property. To the right is a spacious living room, which enjoys double doors opening onto the dining area. From here, the accommodation extends into a light-filled conservatory, providing a further reception space ideal for family living or entertaining. The recently updated kitchen has been fitted with stylish new cupboards and integrated appliances, complemented by a convenient downstairs cloakroom. Upstairs, there are two generous double bedrooms, a further single bedroom, and a modern family bathroom. A fully insulated loft offers excellent storage and the exciting potential for conversion, subject to the necessary planning consent. The property is approached via a well-planted front garden with the added benefit of an allocated parking space and garage. To the rear, the attractive garden has been thoughtfully landscaped with astro turf, established planting, and a private outlook over open green space, ensuring there are no properties directly behind.

The property is located in the quintessential village of Wickhambreaux which lies to the east of Canterbury, surrounded by attractive farmland and countryside providing lovely walking and cycling. The village boasts a popular pub and superb primary school rated as “outstanding” by Ofsted in 2015. Canterbury City Centre is easily accessible offering a comprehensive range of shopping and leisure facilities, an impressive number of primary and secondary schools including two grammar schools and a selection of colleges and universities. High-Speed rail services are available from Canterbury West Station to London St. Pancras with an approximate journey time of 55mins. The M2 to London and A2 to Dover are both accessible.

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

Tenure: Freehold

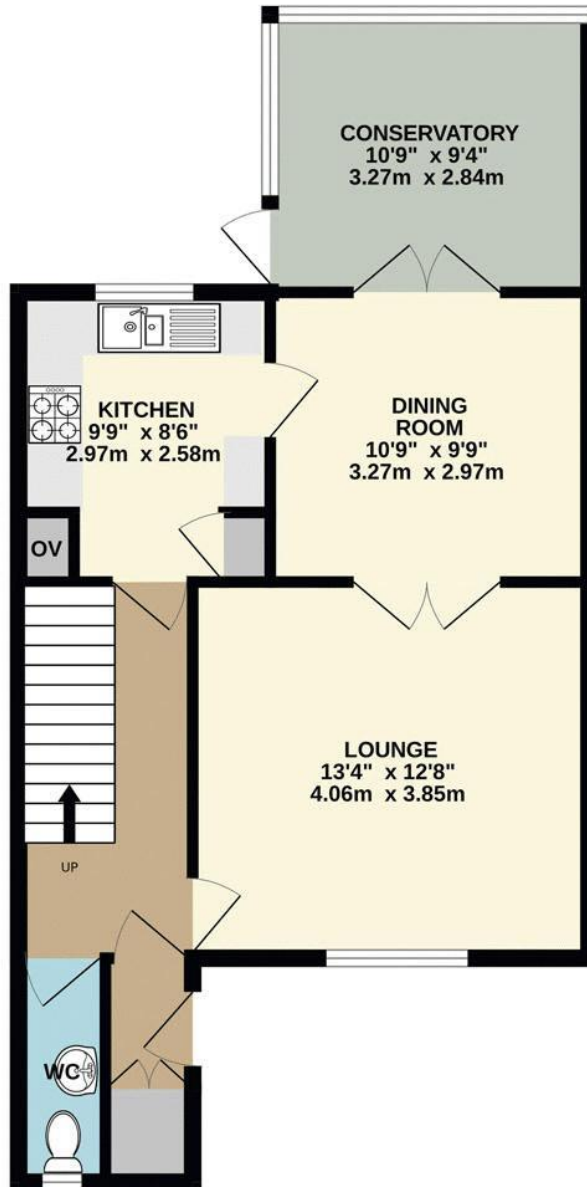
Council Tax Band: D

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

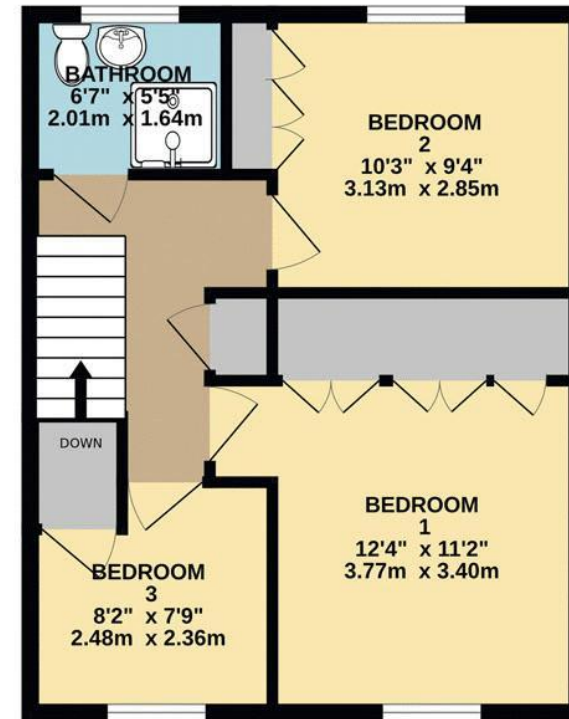
We would be pleased to arrange a viewing by appointment; simply call
01227 780227 or email sales@charlesbainbridge.com

Find an energy certificate (?)		English Svenska	
Energy performance certificate (EPC)			
2 And Charles Bainbridge Ltd 100 High Street Canterbury Kent CT1 1AB	Energy rating C	Valid until 28 September 2025	Continuum 0333-755 4550-4551-4552
Property type		Mid-terrace house	
Total floor area		56 square metres	
Rules on letting this property			
Properties can be let if they have an energy rating from A to E: You can read guidance on landlords on the regulations and requirements https://www.gov.uk/government/consultations/energy-efficiency-improvements-for-landlords			
Energy rating and score			
This property's energy rating is C. It has the potential to be D.			
EPC: 1000, 10, 10000000, 1000, 10000000, 10000000, 10000000			

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.

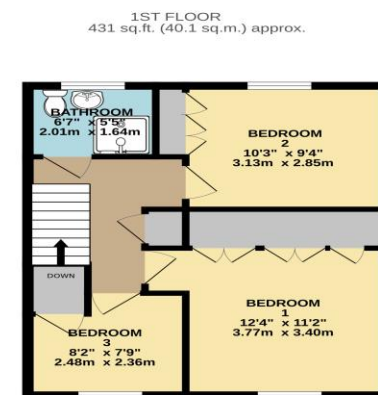
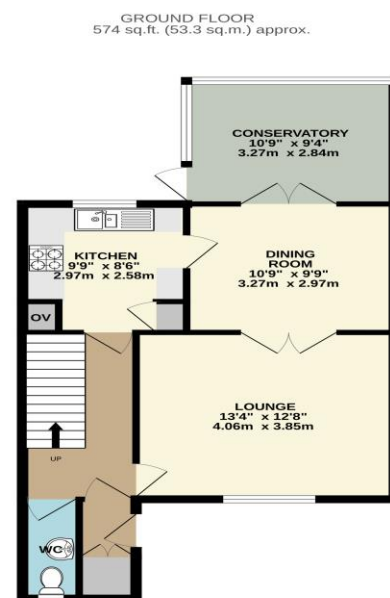


TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.

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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