



Charles Bainbridge



54 Broad Street,
Canterbury, Kent, CT1 2LS

£280,000





A modern terrace house in an enviable position just outside the City walls convenient for all the facilities in central Canterbury. The property has been formerly used as an orthodontic practice and is now being sold only due to the owner's retirement. Planning consent has been secured to revert the property back to a residential dwelling. The house has versatile accommodation with a light and airy atmosphere over two floors. A simple reconfiguration of the layout could include a reception room to the front, kitchen/dining area to the rear, opening onto the garden, and three bedrooms plus a bathroom on the first floor. The layout is currently as per its commercial use which includes a reception/waiting room to the front, large surgery to the rear with a range of fitted units and Corian work surfaces, further surgery and preparation room on the first floor plus w/c, office rooms and former dark room. The property has gas fired heating and part double glazing.

To the rear is a most attractive garden of approximately 41ft (12.5m) by 15ft (4.6m), predominantly paved and enclosed by wood-panel fencing. There is a low level brick-built store and a trellis screen with box hedging and central arbour, clad with climbing plants including wisteria and honeysuckle. A timber gate gives pedestrian access to the rear. The property also benefits from a garage which is located in a nearby block to the rear.

The property is set close to the centre of Canterbury near the Kings' Mile area of the City, well known for its colourful variety of independent retailers, restaurants, cafes and bistros. The City centre is a short walk, as are the Cathedral precincts and The King's School. Canterbury enjoys a wide range of shops and restaurants, leisure facilities and a variety of high quality schools, colleges and universities. The High-Speed rail link from nearby Canterbury west station provides services to London St. Pancras in approximately 55 minutes.

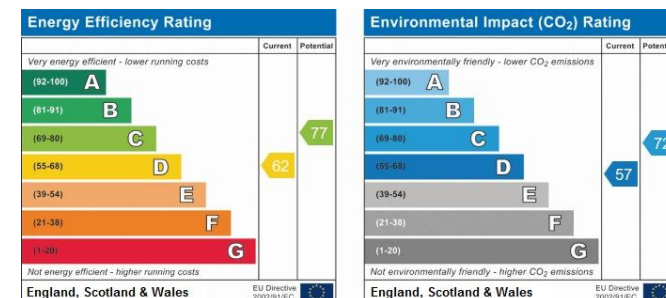
Services: All mains services are understood to be connected to the property.

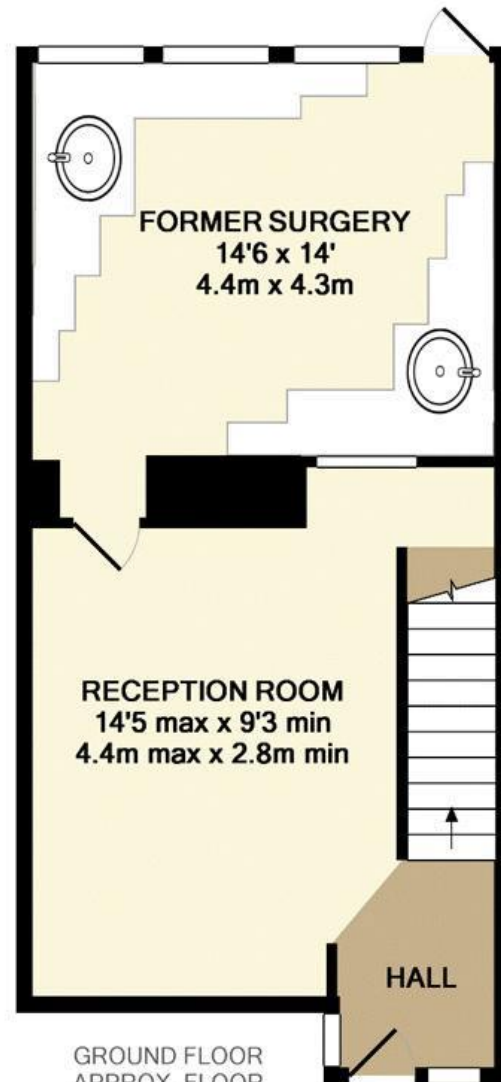
Tenure: Freehold

Council Tax Band: TBC

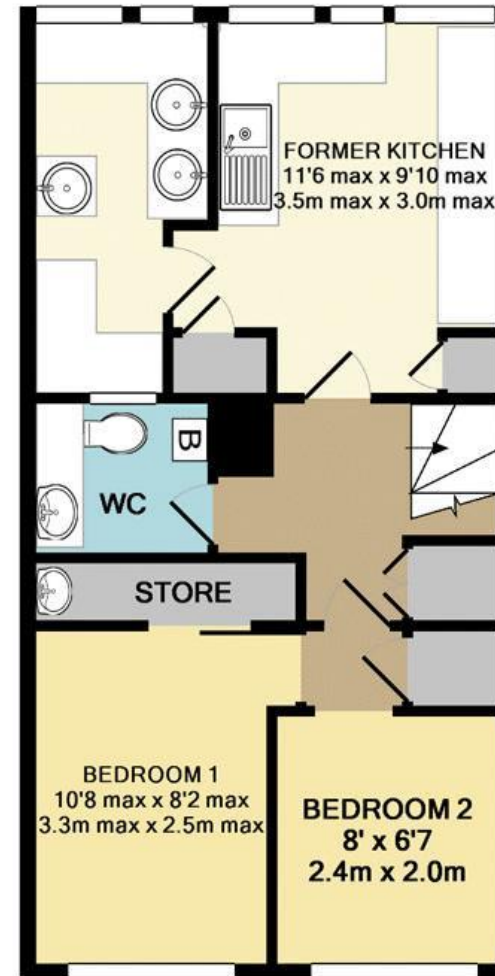
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

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





GROUND FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 815 SQ.FT. (75.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Charles Bainbridge
Estate Agents

1 The Bakery, 47 Broad Street,
Canterbury, Kent CT1 2LS

01227 780227

sales@charlesbainbridge.com
charlesbainbridge.com