



Charles Bainbridge



1 Goudhurst Close,
Canterbury, Kent, CT2 7TU

£425,000









An attractive modern family house in a very pleasant, leafy cul-de-sac setting in a residential area with easy access to Canterbury City centre and the outlying areas. The property provides spacious and practical accommodation, on the ground floor is an entrance hall and a large reception hall with a staircase rising to the first floor. There is a substantial sitting room with an adjoining dining room which in turn opens onto and overlooks the garden. The kitchen is comprehensively fitted and there is a large additional utility room also accessing the garden. On the first floor are four bedrooms, bedroom one has a range of fitted furniture, and there is an attractively fitted family bathroom. The property benefits from gas fired central heating and double glazed windows and doors.

Externally there is a large brick-paved driveway to the front providing parking and access to the garage. There is a front lawn with a mature tree and access to the front door. To the rear is an enclosed garden measuring approx. 40ft (12.18m) wide x 41ft (12.49m) deep being delightfully maintained and having a large paved patio onto the lawn with rockery and a mature bed with a selection of shrubbery and a small tree. To the corner is a substantial timber summerhouse and the garden is enclosed by wood panel fencing. A path to the side gives access to the garage and continues to a gate reaching the front driveway.

The property is set in a residential cul-de-sac in a popular location on the edge of Canterbury. Canterbury offers a comprehensive range of shops, restaurants and leisure facilities and both the Marlowe Theatre and Canterbury Cathedral are easily accessible. There is an impressive range of schools, colleges and universities in the City. Canterbury West station provides High-Speed rail services to London St. Pancras with a journey time of approx. 55 mins.

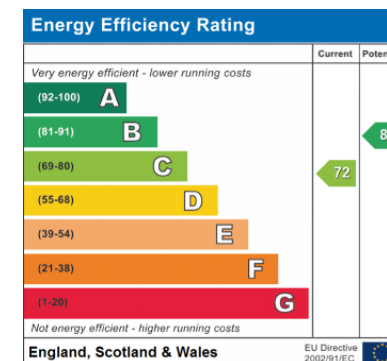
Services: All mains services are understood to be connected to the property.

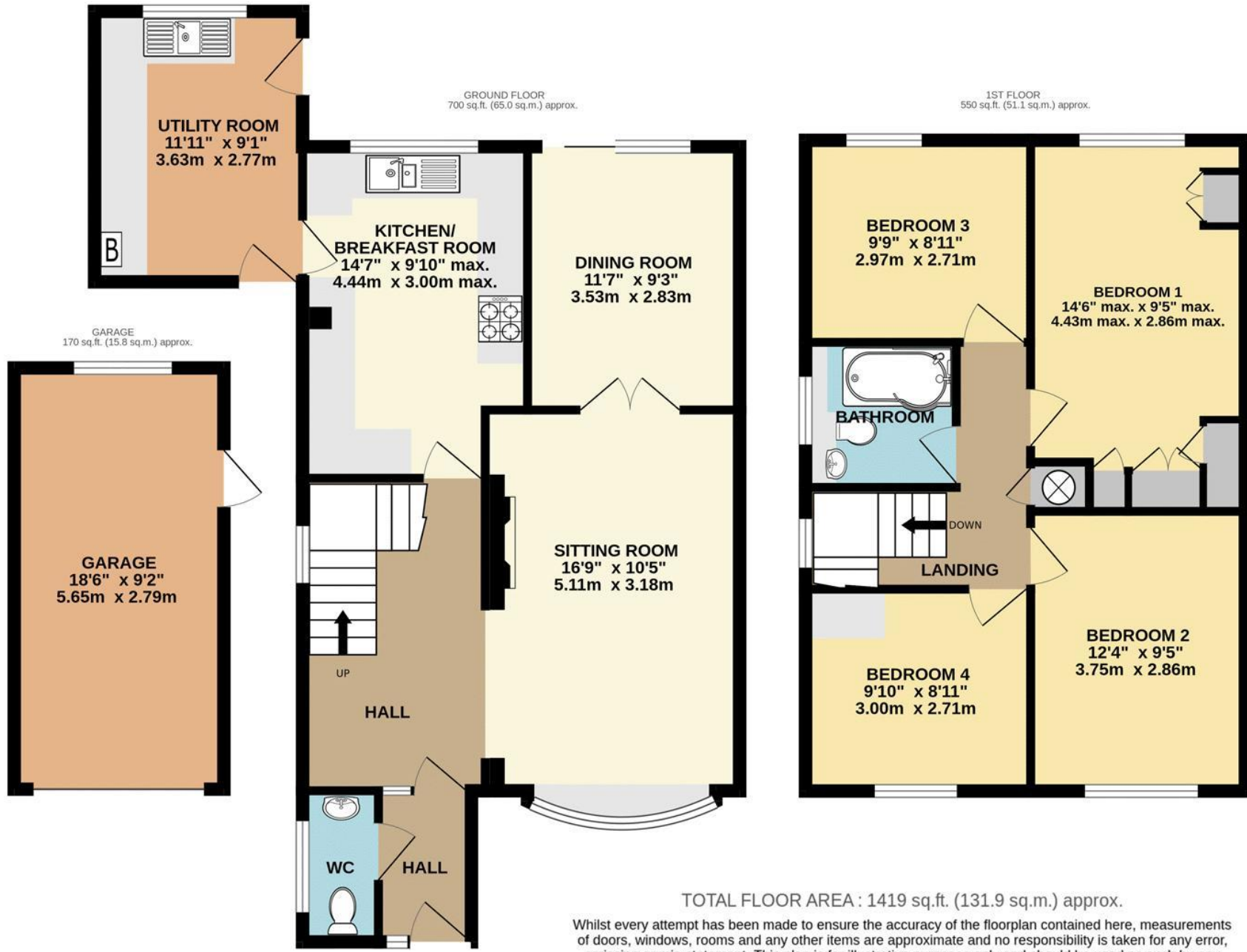
Tenure: Freehold

Council Tax Band: E

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





TOTAL FLOOR AREA : 1419 sq.ft. (131.9 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.











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

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

01227 780227

sales@charlesbainbridge.com
charlesbainbridge.com