



Charles Bainbridge

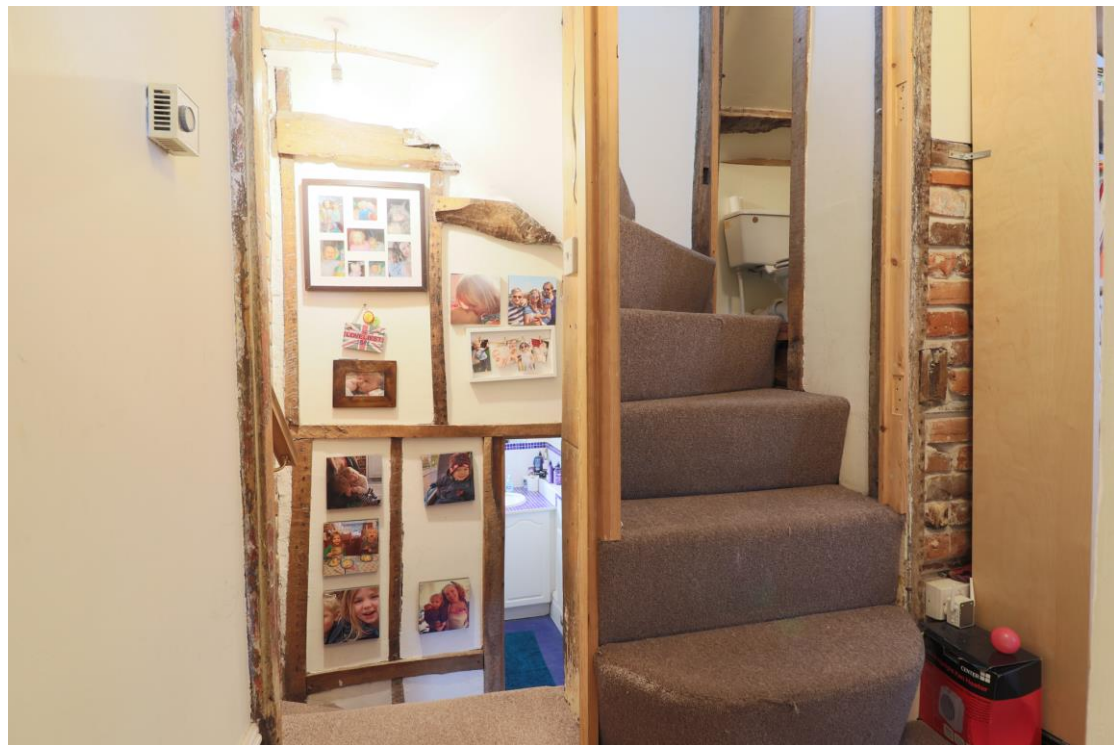


158 Wincheap,
Canterbury, Kent, CT1 3RY

£339,950







Situated within a short walk to Canterbury City centre, this fabulous Grade II listed property offers an abundance of atmospheric charm and original period features. With accommodation set over several levels, the property provides excellent, adaptable living space and would suit a variety of potential purchasers. To the front of the property is a large sitting room with exposed beams and an impressive Inglenook providing a rich focal point to the room. Stairs lead down to the kitchen/diner, which has been fitted with a variety of units and has a generous area for dining, French doors lead to the rear garden. The basement area is currently being used for storage, but could also be adapted to provide an opportunity for use as a games room, snug or study. Over the upper floors of the property is a large master bedroom which is air conditioned and with built-in wardrobes, plus a further three bedrooms across split levels with two family bathrooms. To the rear of the property is a good size garden measuring approx. 90ft (27.41m) in length and a paved seating area for al fresco dining. The property benefits from gas central heating.

The property is situated in the popular area of Wincheap with local facilities available including the nearby Morrisons supermarket, and the property is within comfortable walking distance of the City centre. Canterbury boasts an extensive range of amenities including a wide selection of shops and restaurants, sports facilities and a comprehensive range of schools, colleges and universities. There are two mainline railway stations serving the City with Canterbury West providing the High Speed Link to London St. Pancras with a journey time of approx. 55 mins. Easy access can be gained onto the A2 to Dover and the M2 to London. The outlying east Kent countryside provides lovely walking and cycling.

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

Tenure: Freehold

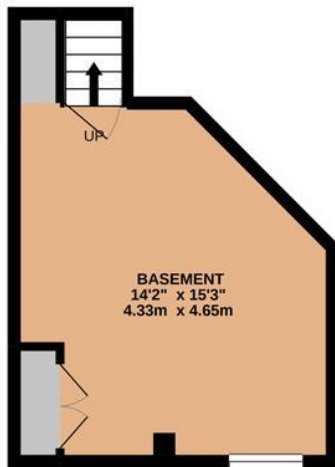
Council Tax Band: B

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

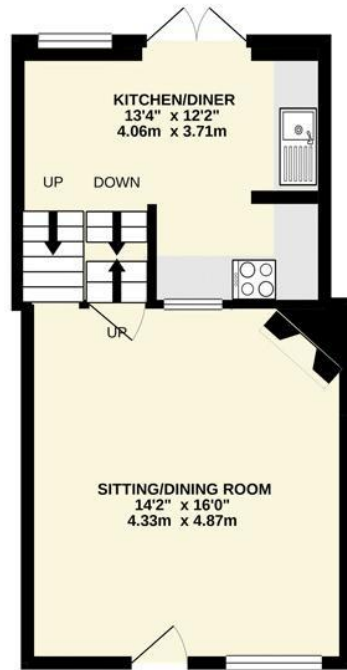
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com

TOTAL FLOOR AREA : 1229 sq.ft. (114.1 sq.m.) approx.

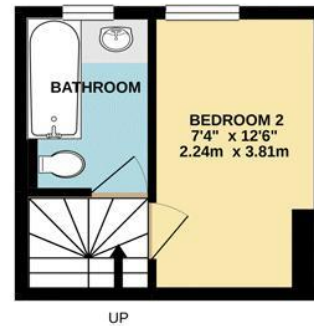
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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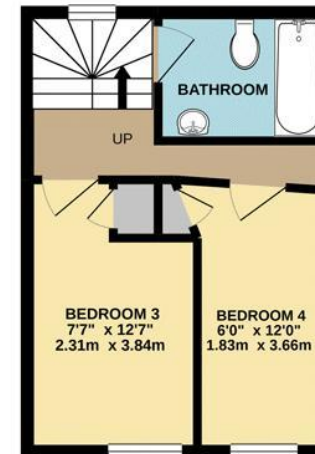
BASEMENT
225 sq.ft. (20.9 sq.m.) approx.



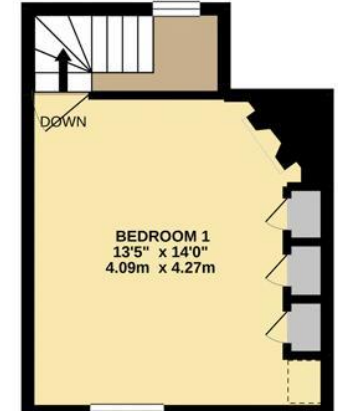
GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
162 sq.ft. (15.1 sq.m.) approx.



2ND FLOOR
261 sq.ft. (24.2 sq.m.) approx.



3RD FLOOR
211 sq.ft. (19.6 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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