



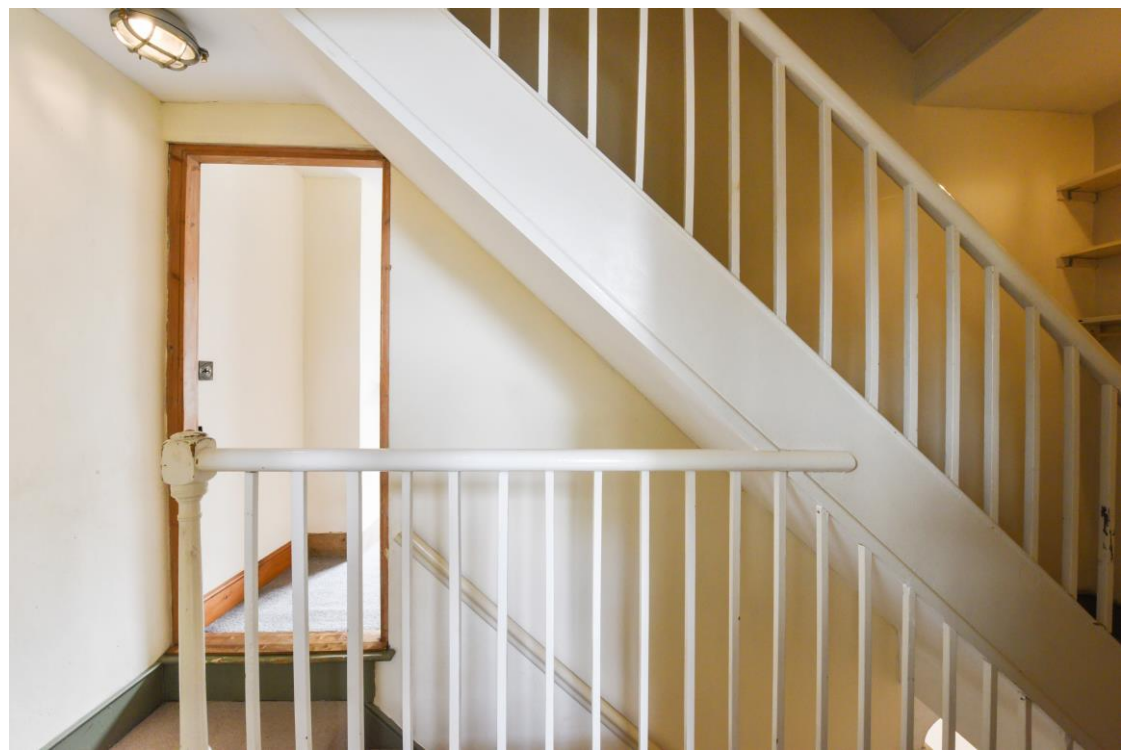
Charles Bainbridge



35 Havelock Street,
Canterbury, Kent, CT1 1NP

Offers in Excess of
£395,000





A delightful mid-terrace period cottage offering well-presented and comfortable accommodation arranged over four floors, conveniently located within easy reach of Canterbury City Centre. The ground floor features a cosy sitting room with a characterful feature fireplace, which leads into a separate dining room with a further feature fireplace. This in turn flows through to a galley-styled kitchen with a range of wall, drawer, and floor units, including a built-in oven, hob, and extractor, and a rear lobby, from which there is access to the downstairs W.C. On the lower ground floor is a useful cellar, ideal for an additional reception room, office, or for storage. The first floor includes the main bedroom to the front, well-proportioned with built-in storage. To the rear is a large bathroom featuring a roll top bath and separate shower. On the second floor are two further well-proportioned bedrooms, one with roof top views and the cathedral beyond. The property benefits from gas-fired central heating and is suitable for both owner occupation and investment as a buy-to-let.

The rear garden provides a good-sized outside space, partly paved with old stone slabs reclaimed from the Cathedral precinct and complemented by flower borders. Beyond the garden gate at the rear is a private, off-road parking space.

The property is located close to the centre of Canterbury enjoying a wide range of shops and restaurants, leisure facilities and a variety of high-quality schools, colleges and universities. There are two mainline railway stations serving the City with Canterbury West providing the High-Speed rail link to London St. Pancras with a journey time of approximately 55 minutes.

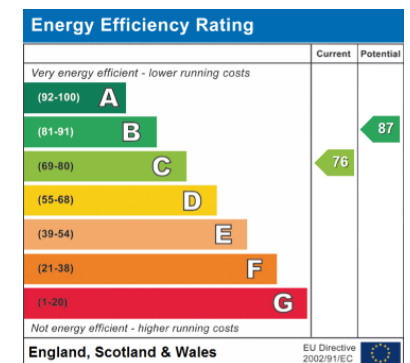
Services: All mains services are understood to be connected to the property.

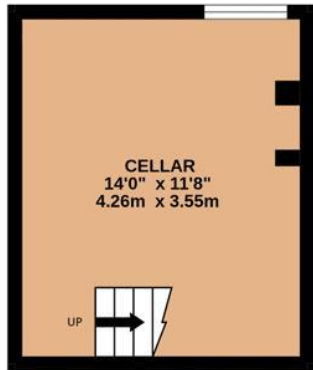
Tenure: Freehold

Council Tax Band: D

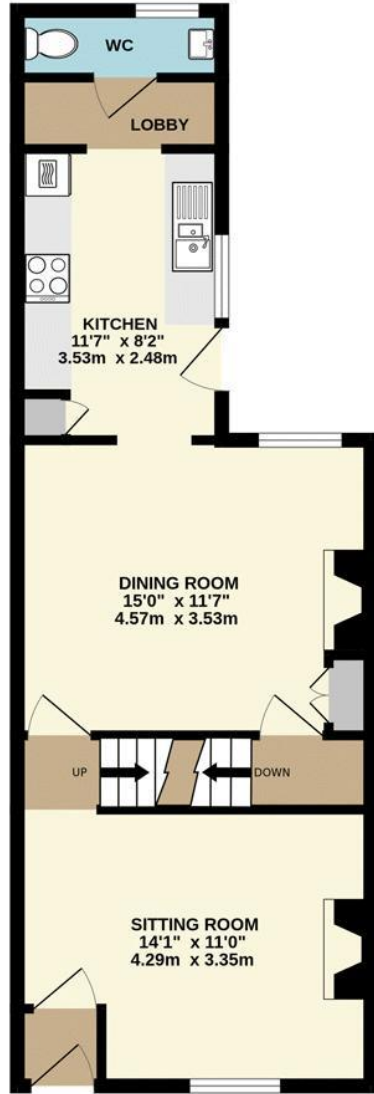
Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane,
Canterbury, Kent, CT1 2UR.

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

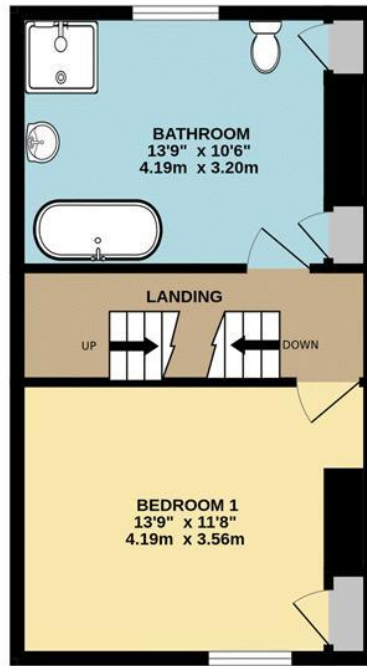




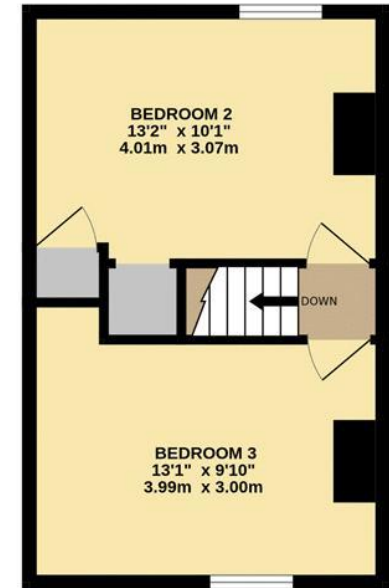
BASEMENT
161 sq.ft. (15.0 sq.m.) approx.



GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR
308 sq.ft. (28.6 sq.m.) approx.

TOTAL FLOOR AREA : 1304 sq.ft. (121.1 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.

