



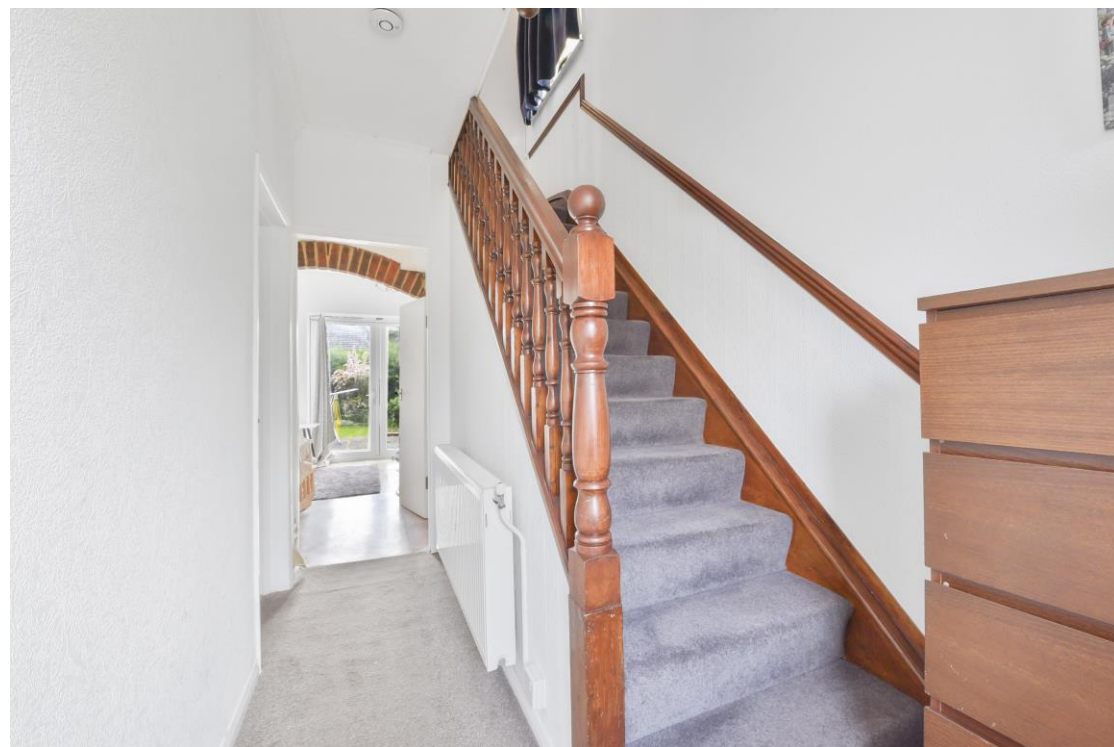
Charles Bainbridge



9 Mandeville Road,
Canterbury, Kent, CT2 7HB

£365,000





A well-presented semi-detached family home, pleasantly situated in a quiet cul-de-sac within easy walking distance of Canterbury’s vibrant city centre and Canterbury West station. The accommodation is light and well-arranged. To the front is a comfortable sitting room, while to the rear is a separate dining room overlooking the garden. The kitchen, also to the rear of the property, is attractively fitted with a range of wall, drawer and floor units with a built-in oven, gas hob and extractor and enjoys pleasant views across the garden. On the first floor, there are three bedrooms and a well-appointed shower room. The house benefits from gas-fired central heating and double-glazed windows throughout.

The rear garden provides an ideal outdoor space, with a generous paved patio perfect for al fresco dining, steps leading up to a lawn, and mature hedges and shrubs to the sides. A timber shed is situated at the end of the garden, offering useful storage.

Cash buyers only.

The property enjoys a desirable residential setting, conveniently positioned for access to the city centre and Canterbury West station which offers high-speed rail services to London St. Pancras (approx. 55 minutes). Canterbury itself boasts a wealth of cultural, leisure and shopping facilities, along with a wide range of highly regarded schools, colleges and universities. The surrounding East Kent countryside offers excellent walking and cycling routes.

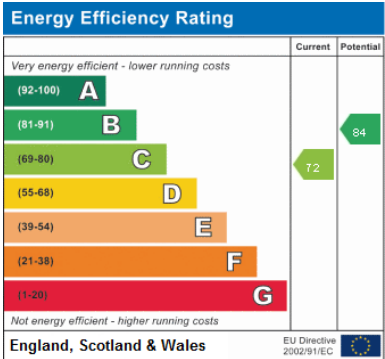
Services: All mains services are understood to be connected to the property.

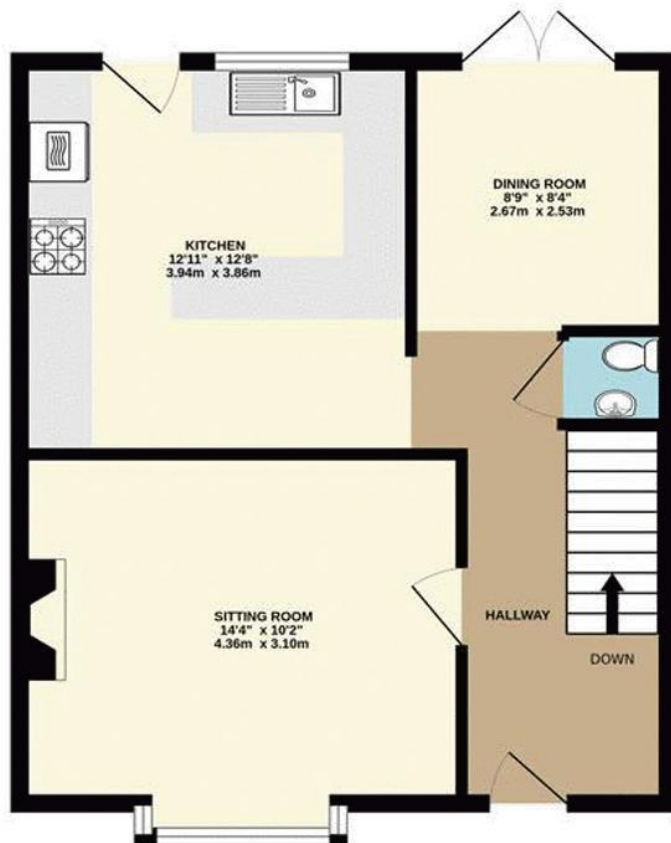
Tenure: Freehold

Council Tax Band: C

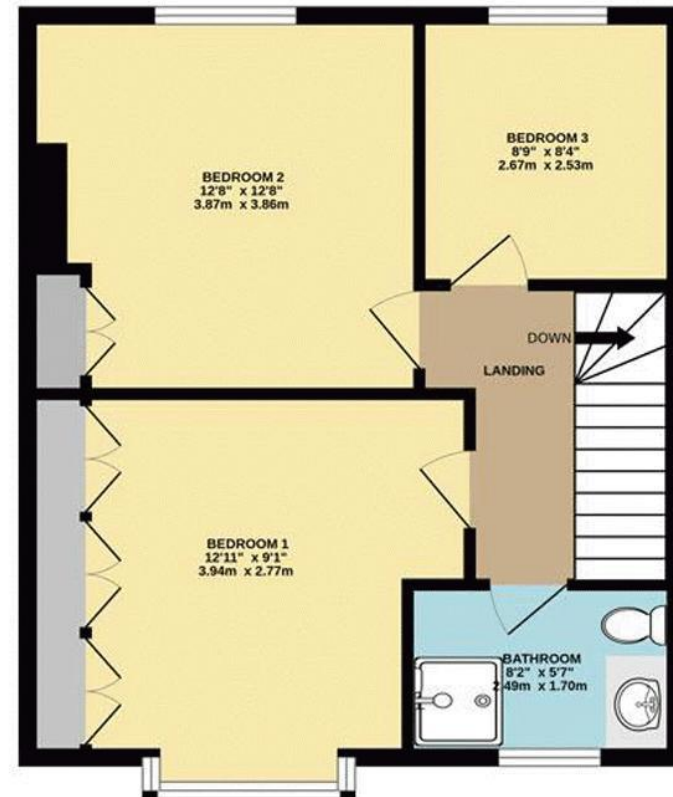
Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane,
Canterbury, Kent, CT1 2UR.

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





GROUND FLOOR
505 sq.ft. (47.0 sq.m.) approx.



FIRST FLOOR
506 sq.ft. (47.0 sq.m.) approx.

TOTAL FLOOR AREA : 1011 sq.ft. (94.0 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.

