



Charles Bainbridge



7 Barton Road, Canterbury, Kent, CT1 1YG

£395,000





This attractive two-bedroom detached bungalow offers well-balanced, low-maintenance accommodation, ideal for those seeking comfortable single-level living with future potential. The property is presented in good decorative order throughout, with bright and well-proportioned rooms that flow naturally from one to another.

The welcoming living room provides a relaxing space to unwind, with doors opening onto the rear garden, allowing plenty of natural light and a seamless connection between indoor and outdoor living. The kitchen is thoughtfully arranged with ample storage and worktop space, offering a practical yet inviting environment for everyday use. Both bedrooms are generous in size, with the principal bedroom enjoying a calm and spacious feel, while the second bedroom is versatile and well suited for guests, family, or home office use. A modern, walk-in shower room completes the internal accommodation, designed with accessibility and ease of use in mind.

Externally, the bungalow benefits from a low-maintenance frontage with off-street parking, while the rear garden offers a private and manageable outdoor space, perfect for relaxing or entertaining without the upkeep of a larger plot. One of the standout features of this property is the excellent potential for extension. Subject to the necessary planning permissions, the bungalow offers scope to be transformed into a chalet bungalow, creating additional accommodation and adding long-term value.

Located on Barton Road in Canterbury, CT1, this home enjoys a highly convenient position with easy access to local shops, schools, and transport links. Canterbury city centre is just a short distance away, offering a wide range of amenities including restaurants, shopping, and cultural attractions. The area is well served by public transport and lies within proximity to well-regarded primary and secondary schools, making it an excellent choice for a variety of buyers.

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

Tenure: Freehold

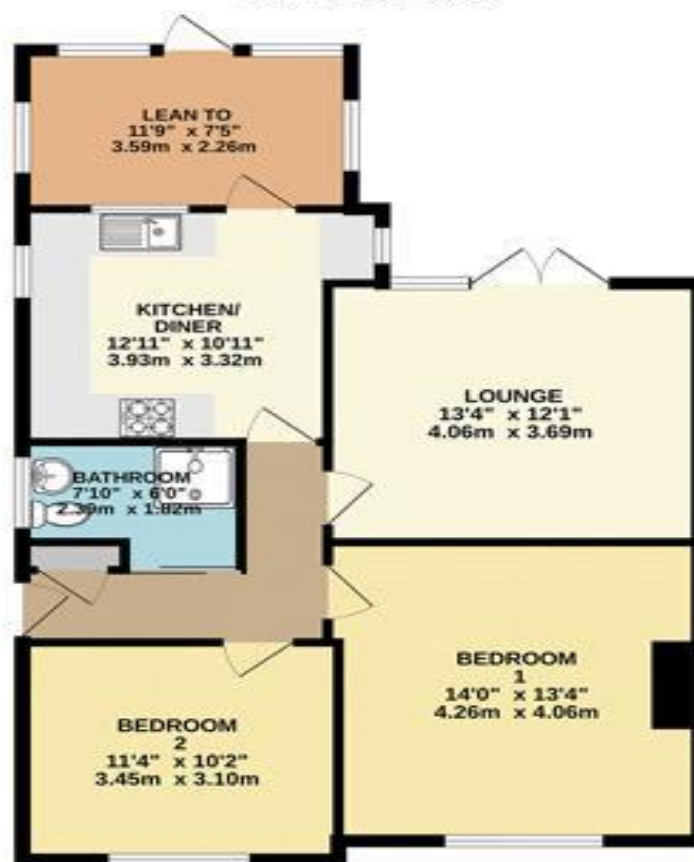
Council Tax Band: C

Local Authority:

We would be pleased to arrange a viewing by appointment; simply call

Barton Road Canterbury CT1 1YG
Approximate Gross Internal Area
Main House = 71.4 SqM 769 sq.ft
Total = 71.4 SqM 769 sq.ft

Ground Floor



FOR ILLUSTRATIVE PURPOSES ONLY- NOT TO SCALE
The Position & size of doors, windows, appliances and other features are approximate only.







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.



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

01227 780227

sales@charlesbainbridge.com
charlesbainbridge.com