



Charles Bainbridge



51 St. Peters Grove,
Canterbury, Kent, CT1 2DJ

Offers in Excess of
£350,000







An attractive period house set in an enviable location close to Canterbury City centre, with easy access to all associated amenities. The property is arranged over three floors and offers well-presented, comfortable accommodation that has been refurbished throughout. The accommodation comprises two reception rooms: a sitting room with a feature fireplace and a separate dining room, which is opens into the fitted kitchen. The attractive kitchen offers a range of bespoke wall, drawer and floor units, wooden work surfaces, and a range of integral appliances, plus a door opening onto the courtyard garden and a sky light window that lets in an abundance of natural light. On the first floor, there are two bedrooms and a modern shower room. The second floor features a further bedroom and large, stylish bathroom. The property benefits from gas fired central heating.

Externally, the property boasts a delightful rear courtyard garden, providing an ideal space for relaxing and entertaining. A gate offers pedestrian access to the side pathway.

The property enjoys an enviable location within walking distance of Canterbury's many facilities, including a wide range of shops, restaurants, pubs and bistros. There are various leisure facilities and an impressive selection of schools, colleges and universities across the city. Canterbury West station provides High-Speed rail services to London St. Pancras with a journey time of approx. 55 mins.

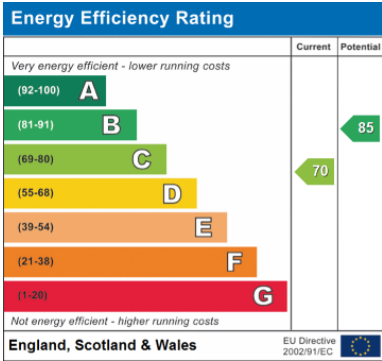
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

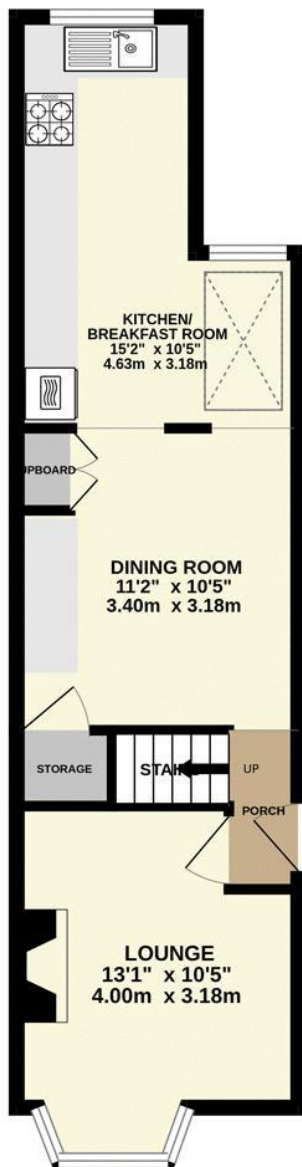
Council Tax Band: C

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

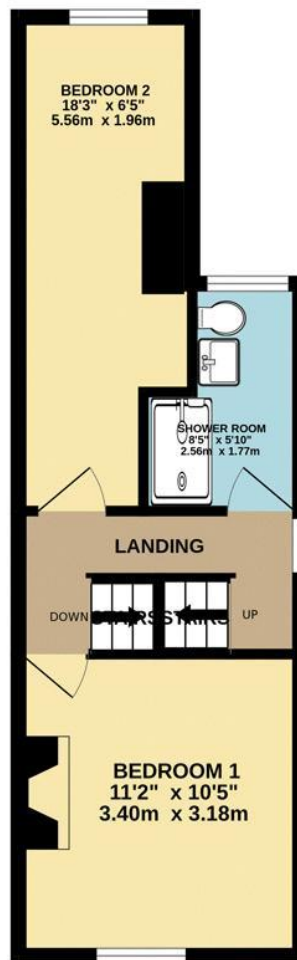
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



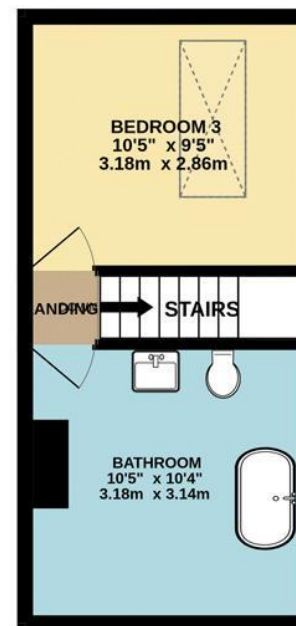
GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



2ND FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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.

