



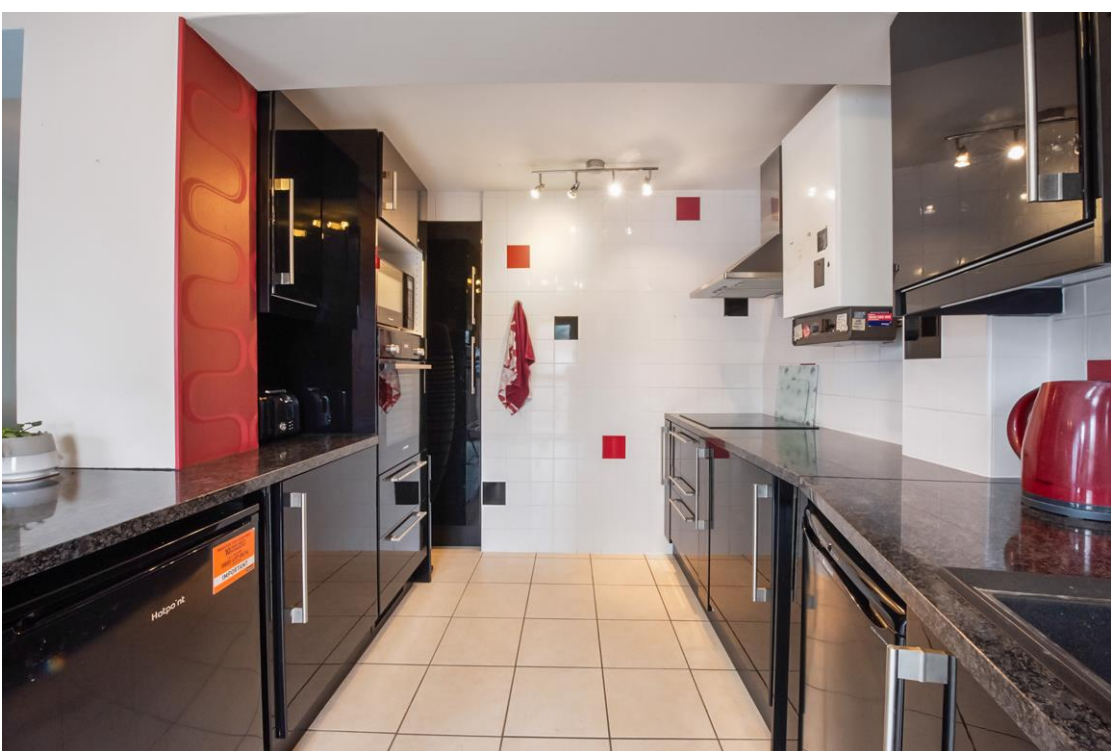
Charles Bainbridge



14 Westgate Close,
Canterbury, Kent, CT2 8JP

£310,000





Set in a peaceful cul-de-sac, this beautifully presented three-bedroom semi-detached home offers stylish and spacious living within easy reach of Canterbury city centre and local amenities. The ground floor includes a welcoming hall leading to a bright lounge, opening seamlessly into the dining area with sliding doors onto the garden, ideal for family life and entertaining. The modern kitchen features sleek black gloss units and ample worktops, creating a smart, contemporary feel. The bathroom is finished to a high standard with elegant tiling and a walk-in shower.

Upstairs are three well-proportioned bedrooms, including two doubles and a versatile single, perfect as a study or child's room.

Outside, the property enjoys a private rear garden with a raised decked terrace stepping down to a low-maintenance paved area with planting borders and a timber shed. A gate leads to the driveway and single garage, which also offers access into the garden.

Situated in a sought-after cul-de-sac just north of Canterbury city centre, the home is within easy reach of St Dunstan's, The Goods Shed with its artisan food market and restaurant, and a Sainsbury's Local. The city centre offers a wealth of shops, cafés, and cultural attractions including Canterbury Cathedral and The Marlowe Theatre. There are excellent schools and easy access to the University of Kent, while Canterbury West station provides High-Speed services to London St Pancras in around 55 minutes.

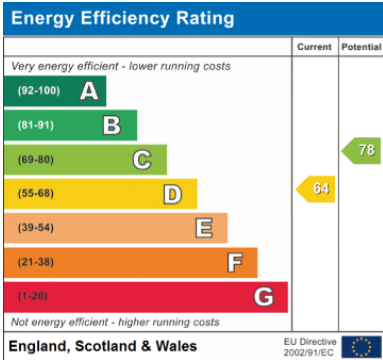
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

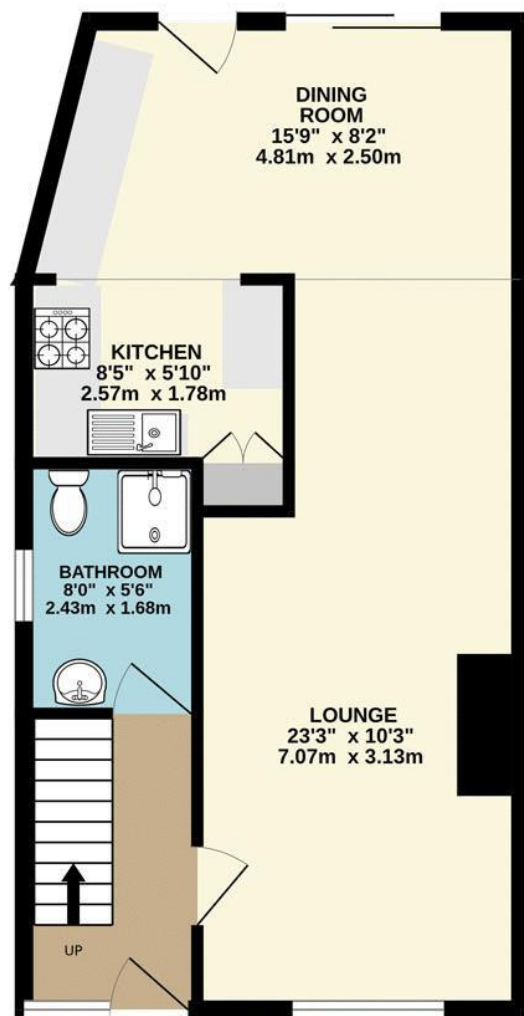
Council Tax Band: C

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

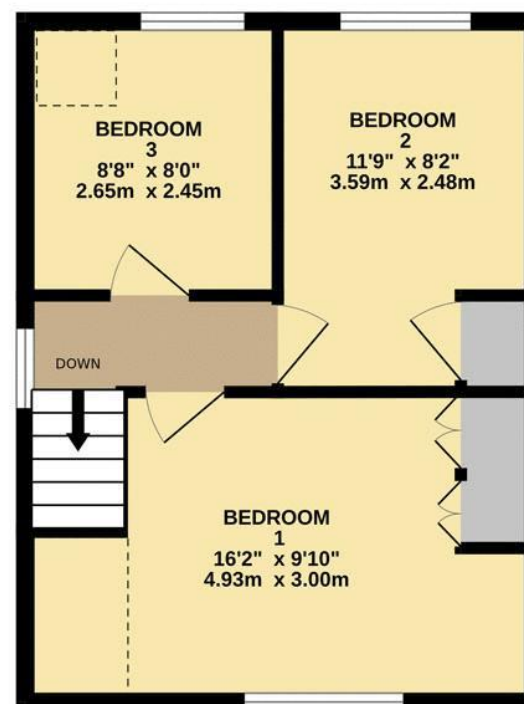
We would be pleased to arrange a viewing by appointment; simply call:
01227 780227 or email sales@charlesbainbridge.com



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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.

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