



Charles Bainbridge



1 The Coach House, 23 Roper Road,
Canterbury, Kent, CT2 7EG

£385,000







An attractive end-terrace house in a small private gated development in an enviable setting just off Roper Road with easy access to Canterbury West train station and the city centre. The property provides well-proportioned accommodation with a large open-plan living space featuring solid wood flooring and doors opening and overlooking the rear garden. The kitchen is comprehensively fitted and includes a range of integral appliances, there is useful understairs storage and a w.c off the hall. On the first floor the master bedroom enjoys an ensuite shower room, there are two further bedrooms plus the family bathroom. The property benefits from gas fired central heating and double glazed windows and doors. There are photovoltaic panels providing supplementary electricity.

Externally the property is approached through electric gates into a private courtyard serving only three houses. There is a parking space in front of the property and a bespoke built bin store. To the rear is an attractive garden measuring approx. 18' 4" x 16' 3" (5.58m x 4.95m) with a paved surface, raised rendered beds to the rear and is enclosed by wood panel fencing.

The property enjoys a secluded location backing onto allotments, close to Canterbury City centre with a host of nearby facilities in St. Dunstan's including The Goods Shed which incorporates Farmer's Market-style shopping with a quality butcher, greengrocer, and fishmonger amongst many others, plus a highly regarded restaurant. Sainsbury's Local is also nearby together with a range of independent retailers. The City centre is approx. a 10 minute walk and offers a comprehensive range of shops, restaurants, and leisure facilities. There is an impressive range of schools, colleges, and universities in the City and the highly regarded Marlowe Theatre. Canterbury West station is nearby and provides High-Speed rail services to London St. Pancras with a journey time of approx. 55 mins.

Services: All mains services are connected to the property.

Maintenance contribution: Approx. £300 per annum for the upkeep of the driveway & entrance gates.

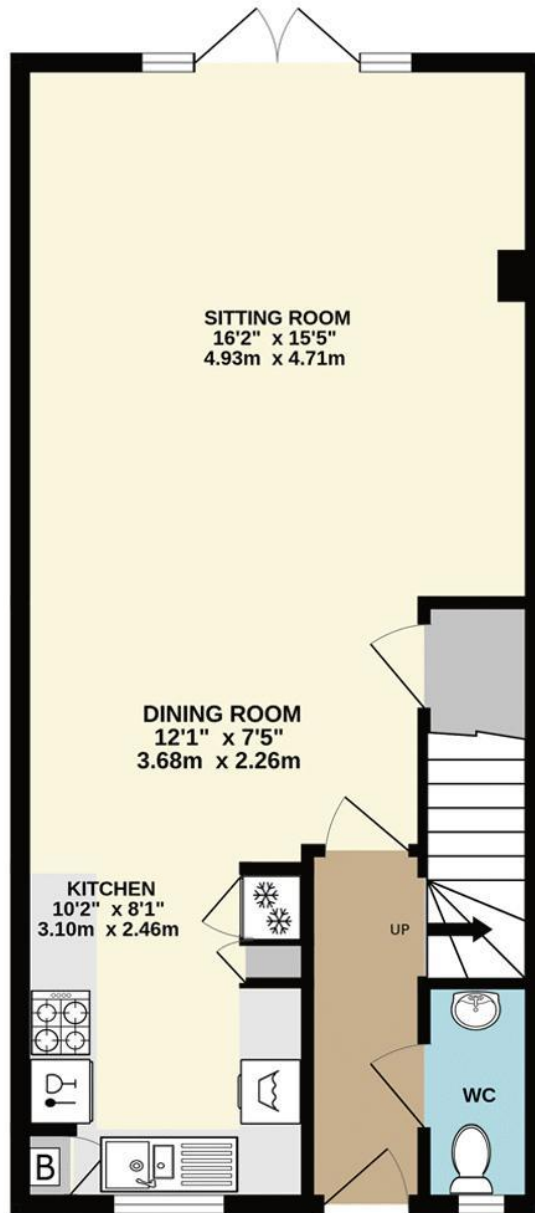
Tenure: Freehold

Council Tax Band: D

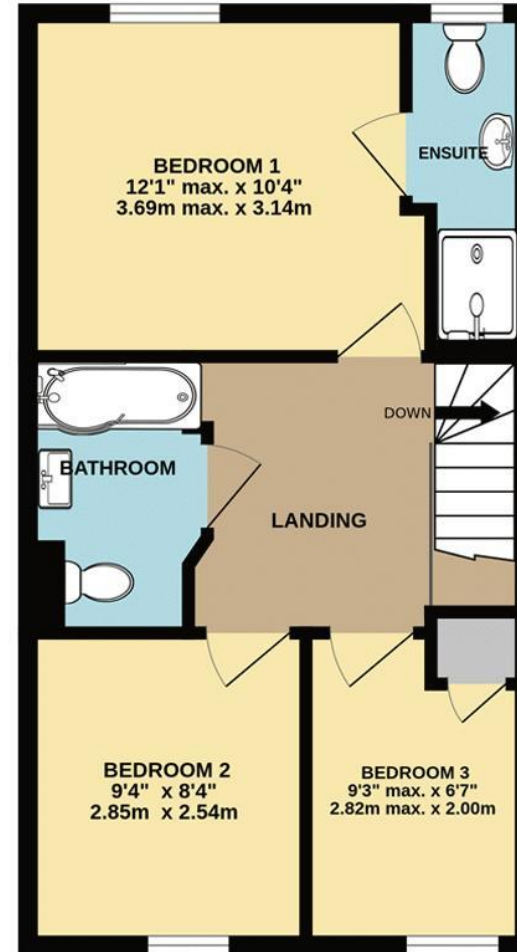
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW

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

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

TOTAL FLOOR AREA: 941 sq.ft. (87.4 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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