



Charles Bainbridge



60 Roper Road,
Canterbury, Kent, CT2 7EQ

£390,000





An attractive period house situated in a good position within walking distance of Canterbury West Station. The accommodation offers two reception rooms, a sitting room to the front and a separate family room with a gas fire. There is a most attractively fitted kitchen with granite work surfaces and a range of integral appliances and a good size family bathroom. On the first floor are three bedrooms, two with fitted wardrobes. The accommodation is well-presented throughout, benefits from a number of attractive period fireplaces and gas fired central heating. The property is being sold with no onward chain.

Externally there is a concrete and paved seating area leading onto lawn. There is an outside brick-built store room, a pedestrian gate provides access to the rear leading to Beverley Road and the garden is enclosed with mature hedging. On street parking is available subject to a permit application from Canterbury City Council.

The house is set in an enviable location 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 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. There is also easy access to the nearby Beverley Meadow providing open space and a Children's play area. Canterbury West Station is only a 10 minute walk and provides High-Speed rail services to London St. Pancras with a journey time of approx. 55 mins.

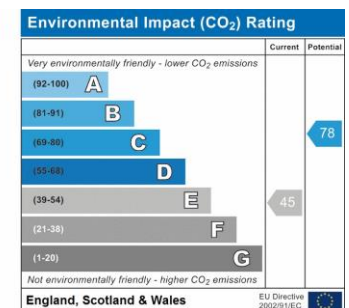
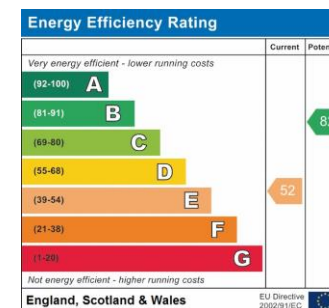
Services: All mains services are understood to be connected to the property.

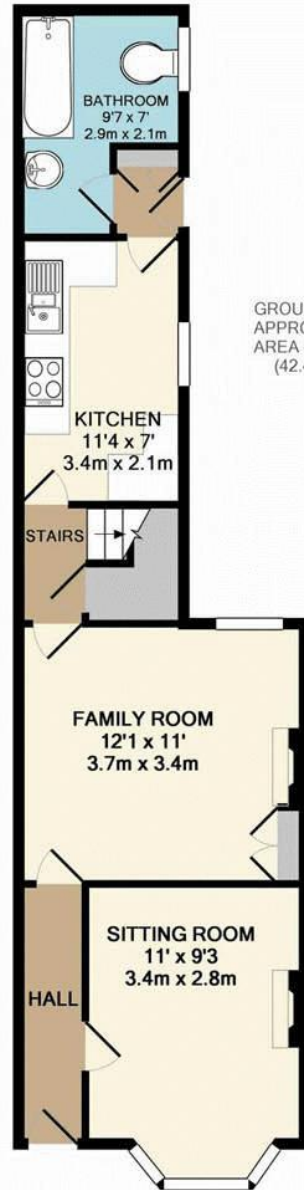
Tenure: Freehold

Council Tax Band: C

Local Authority: Canterbury City Council, 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
APPROX. FLOOR
AREA 456 SQ.FT.
(42.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 837 SQ.FT. (77.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1 The Bakery, 47 Broad Street,
Canterbury, Kent CT1 2LS

01227 780227

sales@charlesbainbridge.com
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