



Charles Bainbridge



8 St. Johns Place,
Canterbury, Kent, CT1 1BD

£225,000





An attractive end terrace period cottage set close to the city centre along a no through road. The accommodation comprises open plan sitting/dining room with a wooden open staircase. To the rear is the kitchen opening onto the garden, and a bathroom with shower over bath. On the first floor are two double bedrooms and the property benefits from gas fired central heating. The property is requiring some general remedial works and updating.

Externally there is a small area of frontage with a brick wall and to the rear an area of hard standing with timber shed. Please note there is pedestrian access across the rear for neighbouring properties.

The property is located close to the City centre just a short walk from the pedestrianised shopping area and Cathedral precincts. It has easy access to the extensive amenities including a wide range of shops, cafes and bars, recreational facilities, schools, colleges and universities. Both railway stations are easily accessible with Canterbury West having high speed services to London St. Pancras with a journey time of approx. 55mins.

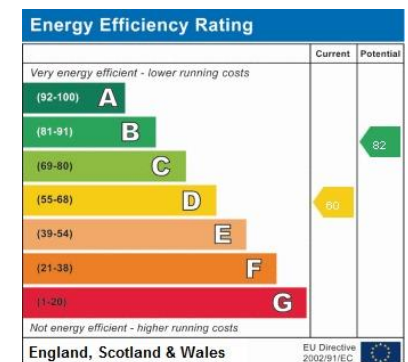
Services: All mains services are understood to be connected.

Tenure: Freehold

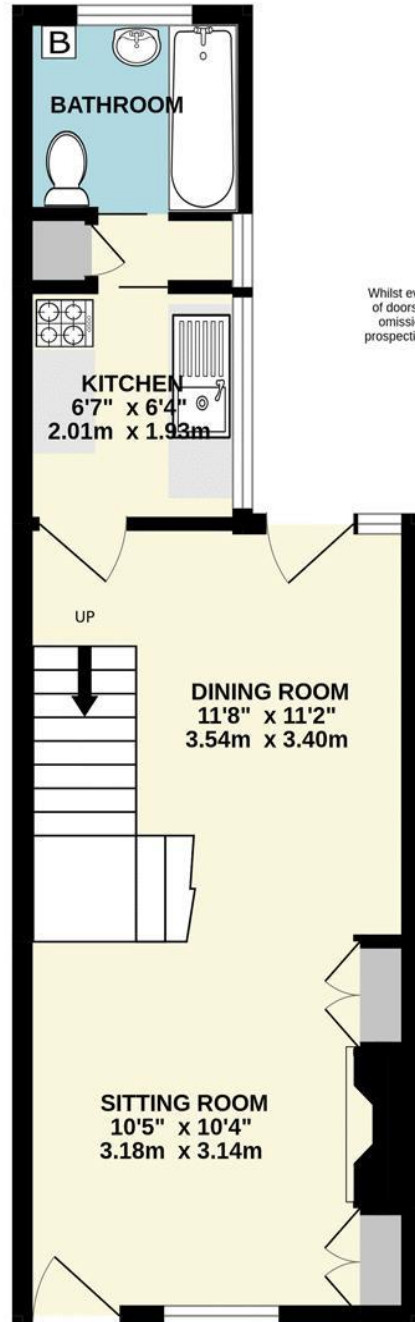
Council Tax Band: B

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

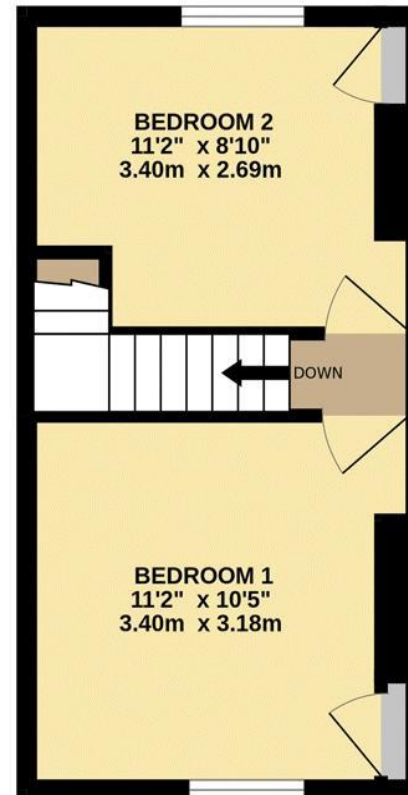


GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 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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1ST FLOOR
234 sq.ft. (21.7 sq.m.) approx.









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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