



Charles Bainbridge



6 St. Peters Place,
Canterbury, Kent, CT1 2DB

£300,000





A well-presented semi-detached period house in a central position backing onto the picturesque Westgate gardens. The accommodation includes a sitting room to the front, a dining room and attractively fitted kitchen. There is also a modern well-equipped shower room on the ground floor. On the first floor are two principal bedrooms plus an additional room adjoining bedroom two which could provide a third bedroom/nursery, study or dressing room.

Externally there is a well-maintained garden to the rear approximately 44ft (13.40m) x 15ft (4.57m) with paved seating areas, mature beds and brick-built workshop measuring 13ft 6 x 7ft 7 (4.1m x 2.3m) with power and lighting. To the side is a further paved area with covered store and gate accessing side pathway to the front.

The property is located close to the City centre within walking distance of the facilities which include a wide range of shops plus restaurants and pubs. There are an extensive range of leisure facilities and an impressive range of schools, colleges and universities. Canterbury west station provides High Speed rail services to London St. Pancras with a journey time of approx. 55mins.

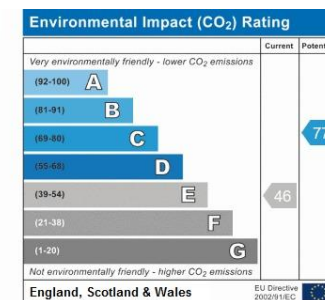
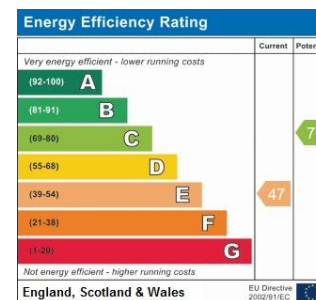
Services: All mains services are understood to be connected to the property.

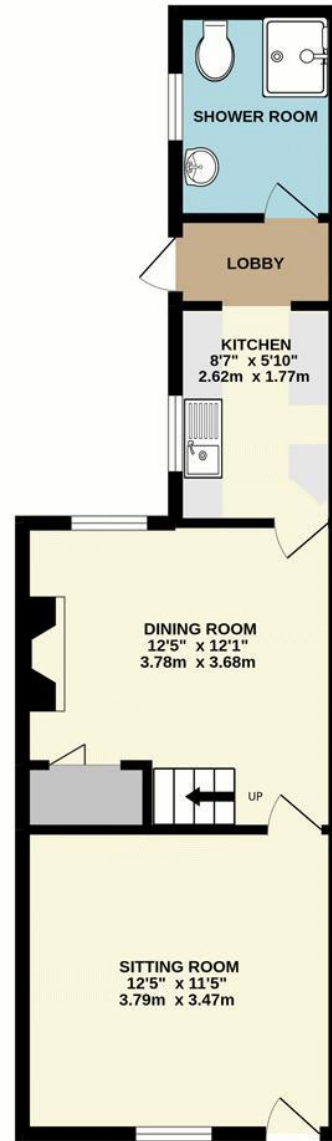
Tenure: Freehold

Council Tax Band: B

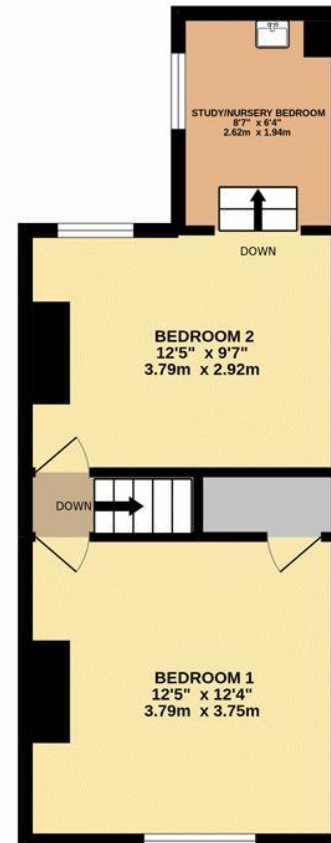
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

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





GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.

TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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