



Charles Bainbridge



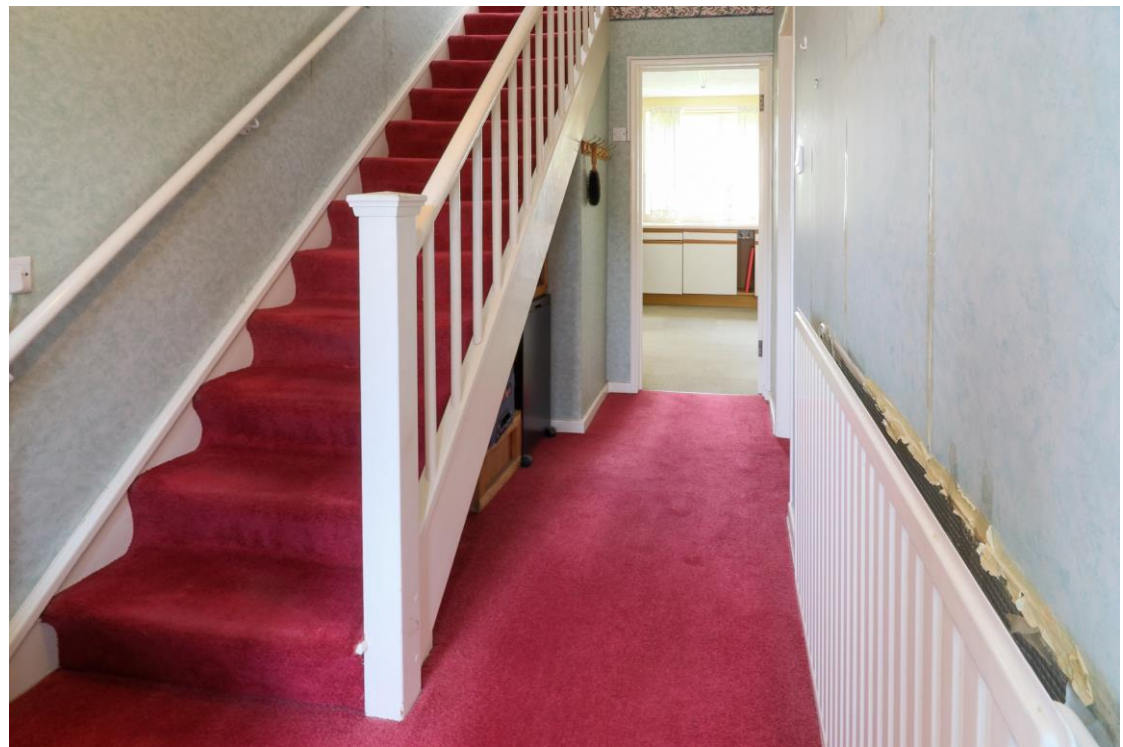
6 Cobham Close,
Canterbury, Kent, CT1 1YL

£450,000









A substantial semi-detached family house set in an enviable cul-de-sac position on a large plot offering much potential for significant extension and reconfiguration (subject to all necessary consents). The property provides comprehensive and well-proportioned accommodation which would now benefit from some general updating. On the ground floor is an entrance hall with a staircase rising to the first floor, there are two reception rooms, a sitting room to the front, and an adjoining dining room to the rear with patio doors overlooking and opening onto the garden. There is a comprehensively fitted kitchen adjacent to which is a side lobby accessing the utility room, w.c, and storage cupboard. On the first floor are three bedrooms plus the family bathroom. The property benefits from double glazed windows and gas fired central heating.

To the front vehicular access is gained onto a driveway providing parking and access to the garage. The garage is detached, of pre-cast concrete sections, and measures approx. 15ft 6 (4.72m) x 9ft 0 (2.74m) with an up-and-over door to the front. There are lawned areas to the side and front with borders and a path leads to the front door, a side gate access the rear garden. The substantial rear garden has a maximum depth of 92ft (28.02m) and is 48ft (14.62m) wide. To the side of the house is a paved area with a gate to the front driveway and a door to the useful workshop/store. The garden comprises large lawn areas with inset mature shrubs and trees and having substantial and well-stocked beds playing host to a variety of flowering plants, ground-covering plants, and roses. A concrete path leads to a timber shed to the rear and the garden is enclosed by wood panel fencing to the sides and chain-link fencing to the rear.

The property is located in an enviable residential cul-de-sac with easy access to an impressive range of local primary and secondary schools. The City centre is a short walk and offers a comprehensive range of shops, restaurants and leisure facilities. Both the Marlowe Theatre and Canterbury Cathedral are easily accessible. Nearby Canterbury West station provides High-Speed rail services to London St. Pancras with a journey time of approx. 55 mins.

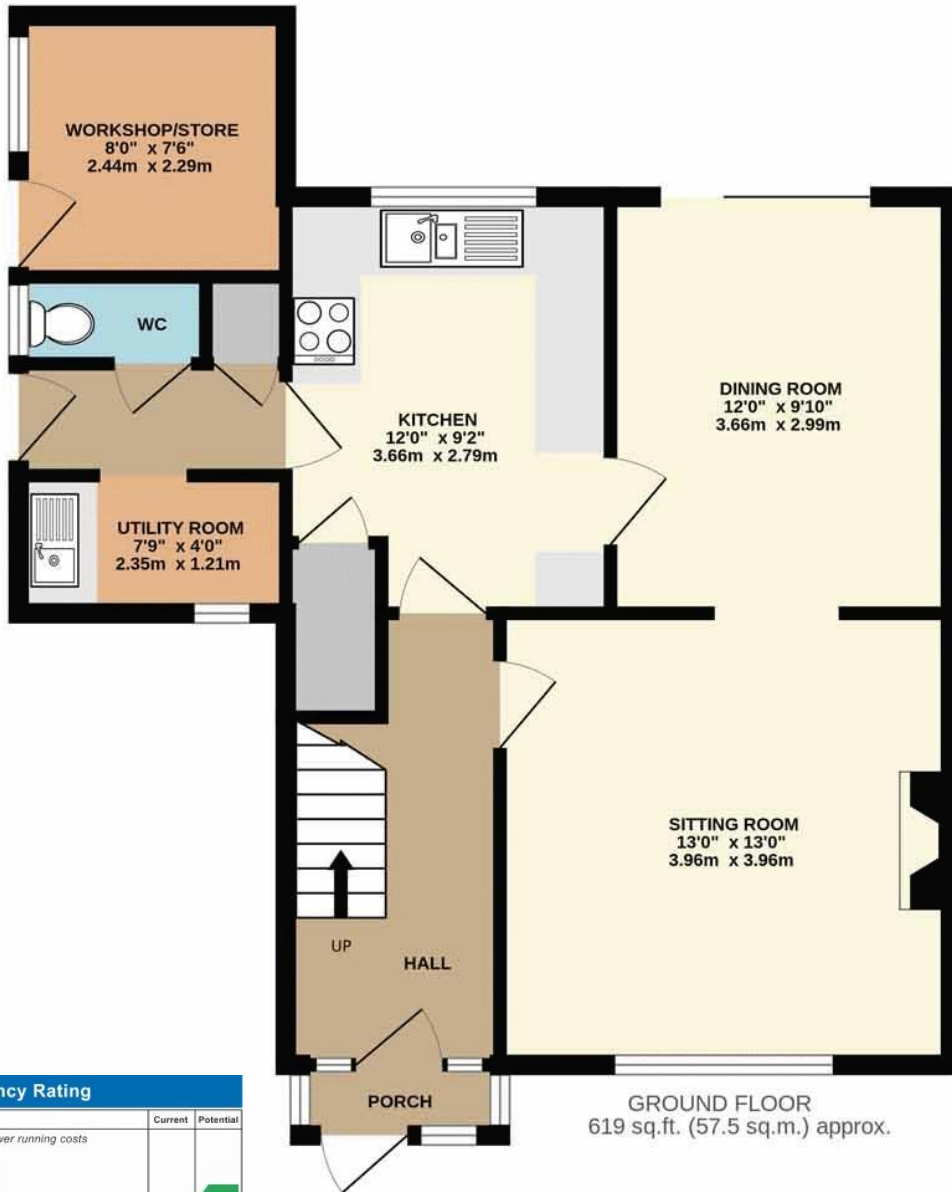
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

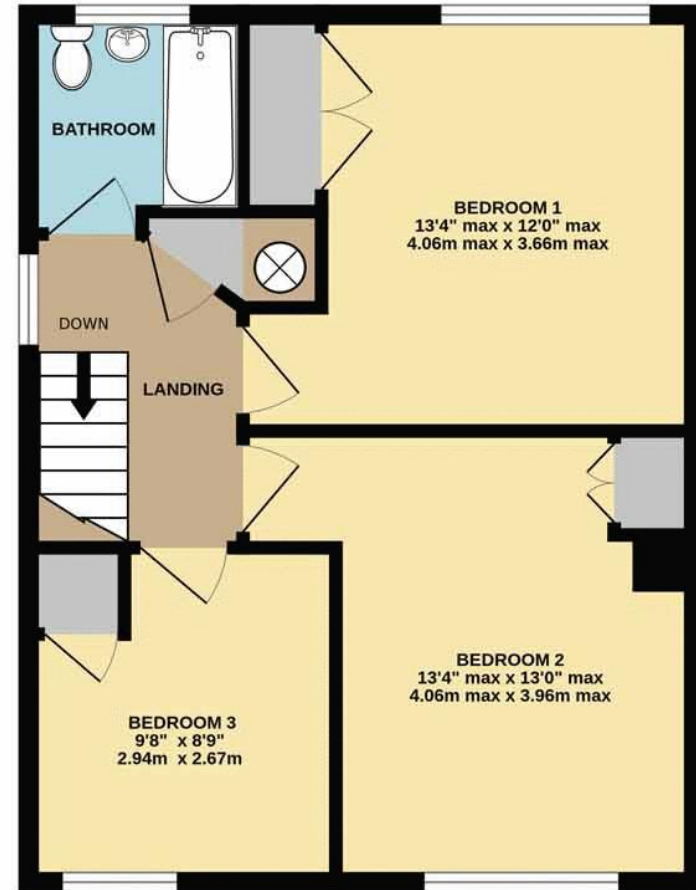
Council Tax Band: D

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
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.

TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	94	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	











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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