



Charles Bainbridge



18 Zealand Road,
Canterbury, Kent, CT1 3QB

£250,000





An attractive period terrace house offering well-presented accommodation in a convenient position with easy access to the facilities of Wincheap and to Canterbury City centre. On the ground floor is a sitting room to the front and a dining room to the rear with an attractive exposed chimney breast. The kitchen has been refitted with a range of wall, drawer, and floor units and has a door opening to the rear garden. On the first floor are two good-sized bedrooms plus the family bathroom to the rear. The property benefits from gas fired central heating via a boiler in the bathroom cupboard.

To the side of the house is a concrete area beyond which the main garden measures approx. 32ft (9.75m) x 12ft (3.65m) and has a shingled surface with raised beds to the side and a mature tree to the rear. Between the house and the garden, a concrete path gives pedestrian right of way to the adjacent properties accessing the side path leading to the front.

The property is conveniently located in the popular area of Wincheap with easy access to local amenities and Canterbury City centre. Canterbury boasts an extensive range of amenities including a wide selection of shops and restaurants, sports facilities, and a comprehensive range of schools, colleges, and universities. There are two mainline railway stations serving the City with Canterbury West providing the High-Speed Link to London St. Pancras with a journey time of approx. 55 mins. Easy access can be gained onto the A2 to Dover and the M2 to London. The outlying east Kent countryside provides lovely walking and cycling.

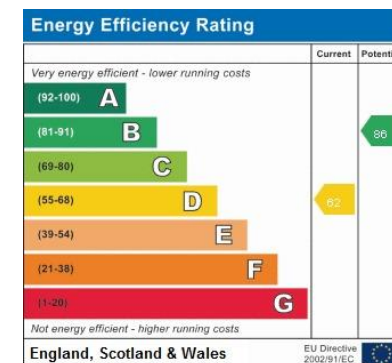
Services: All mains services are understood to be connected to the property.

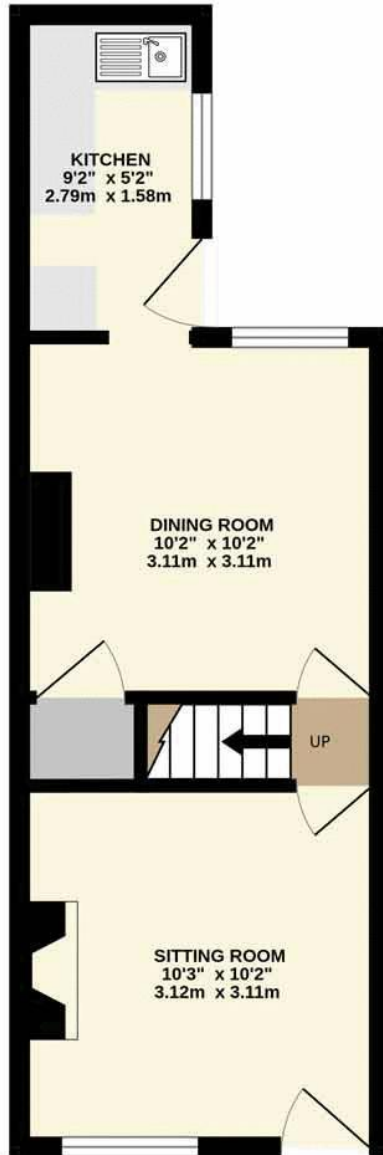
Tenure: Freehold

Council Tax Band: B

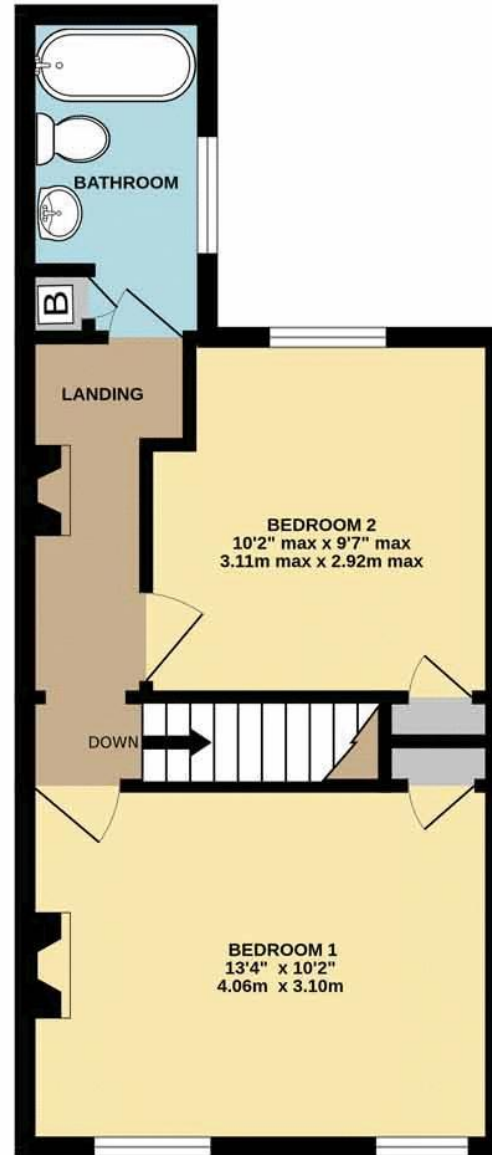
Local Authority: Canterbury City Council, Council Offices, Military Road,
Canterbury, Kent, CT1 1YW.

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





GROUND FLOOR
272 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.

TOTAL FLOOR AREA: 619 sq.ft. (57.5 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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