



Charles Bainbridge



27 The Gap,
Canterbury, Kent, CT1 3NJ

Offers in Excess
of £550,000













An attractive semi-detached family house in a lovely cul-de-sac setting within south Canterbury, having been significantly extended on the ground floor and now providing extensive and versatile accommodation. There is an enclosed entrance porch into the reception hall with a staircase rising to the first floor. The open-plan sitting/dining room has an attractive bay window to the front and a charming fireplace. To the rear of the house is a large open-plan kitchen/breakfast room comprehensively fitted with a range of wall, drawer, and floor units, French doors to the adjoining dining room, and windows and doors overlooking and opening onto the garden. To the side of the house are two bedrooms and a central shower room with a separate door so it could be adapted to provide comprehensive annexe functionality or providing additional accommodation as part of the main house. On the first floor are two further double bedrooms, a study/nursery bedroom, and the family bathroom. The property benefits from double glazed windows and doors, and gas fired central heating. To the front vehicular access is gained onto a brick-paved driveway providing parking.

To the rear is an attractive enclosed garden with timber deck and grass, well-stocked borders plus a further paved seating area and raised beds to the rear boundary. There is a substantial timber workshop and the garden is enclosed by timber panel fencing to the sides and chain-link fencing to the rear.

The property is located in an enviable setting in south Canterbury close to St. Lawrence cricket ground and 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.

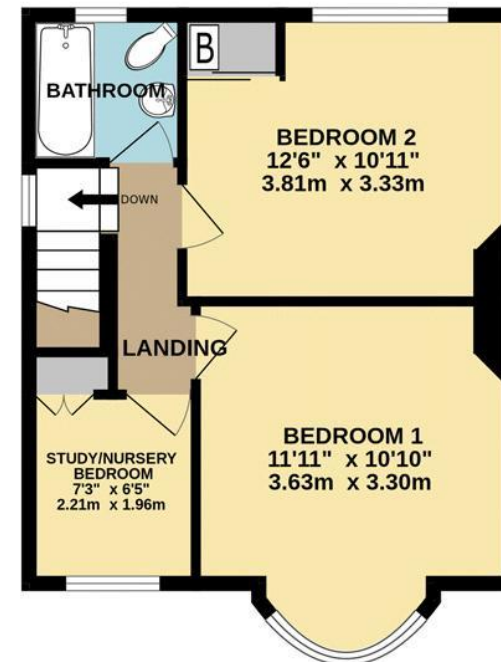
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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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1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



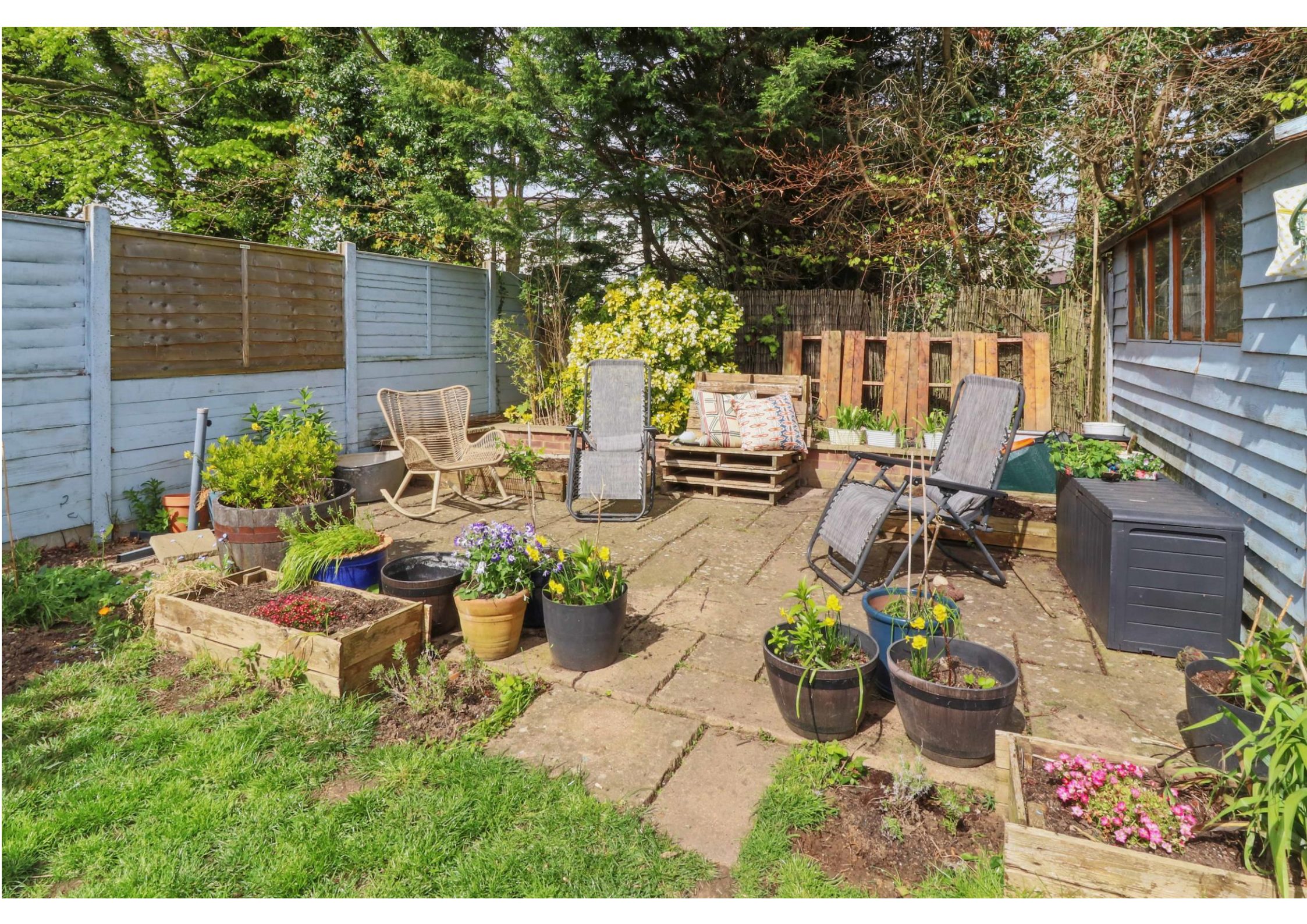
| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| 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.



Charles
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