



Charles Bainbridge



81 Roper Road,
Canterbury, Kent, CT2 7RS

£425,000







An elegant modern townhouse in a period style occupying the end-terrace in an enviable setting close to Canterbury West railway station and with easy access to the City centre. The property offers versatile accommodation arranged over three floors. On the ground floor is a comprehensively fitted kitchen with a range of wall, drawer and floor units and featuring solid wood worksurfaces. To the rear is a large sitting/dining room with double glazed French doors overlooking and opening onto the garden. On the first floor are two bedrooms and the family bathroom and on the second floor is the master bedroom commanding views of the Cathedral and an ensuite bathroom. The property benefits from double glazed windows and doors and gas fired central heating.

Externally there is a delightful enclosed garden to the rear with a paved surface and mature beds with shrubbery and climbing plants. The garden is enclosed primarily by solid brick walls with some wood panel fencing. There is a timber store and a pedestrian gate gives side access. The garden measure approx. 20ft (6.09m) x 13ft (3.96m). To the front a gate gives access from the pavement to a path leading to the front door. There is a small front garden with attractive metal perimeter railings. The property benefits from a single garage located in a block to the rear. The development also benefits from a communal private garden.

The house is set in an enviable location with a host of nearby facilities in St. Dunstan's including The Goods Shed which incorporates Farmer's Market-style shopping with a quality butcher, greengrocer and fishmonger amongst many others, plus a highly regarded restaurant. Sainsbury's Local is also nearby together with a range of independent retailers. The City centre is a 10 minute walk and offers a comprehensive range of shops, restaurants and leisure facilities. There is an impressive range of schools, colleges and universities in the City and the highly regarded Marlowe Theatre. Canterbury West station is nearby and 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.

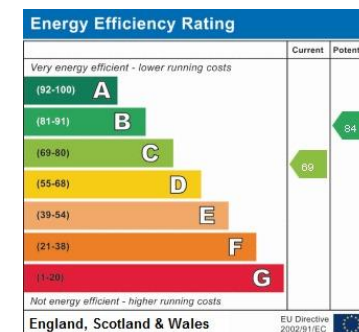
Tenure: Freehold

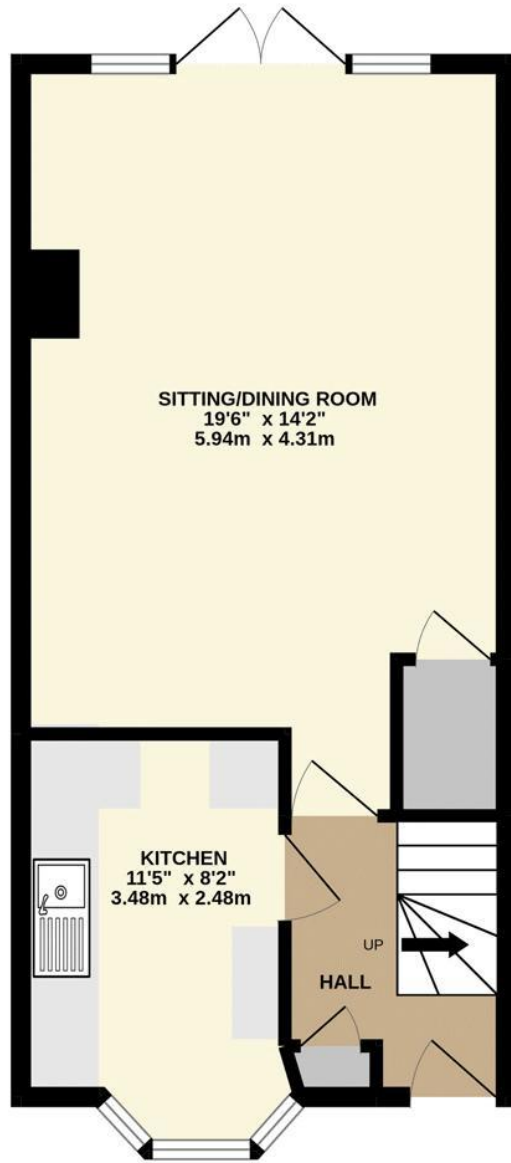
Communal areas maintenance charge: £140 per annum

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

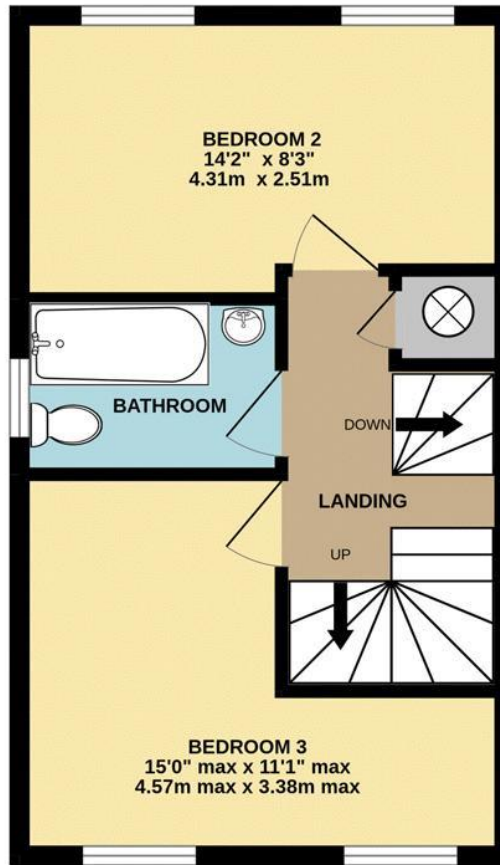




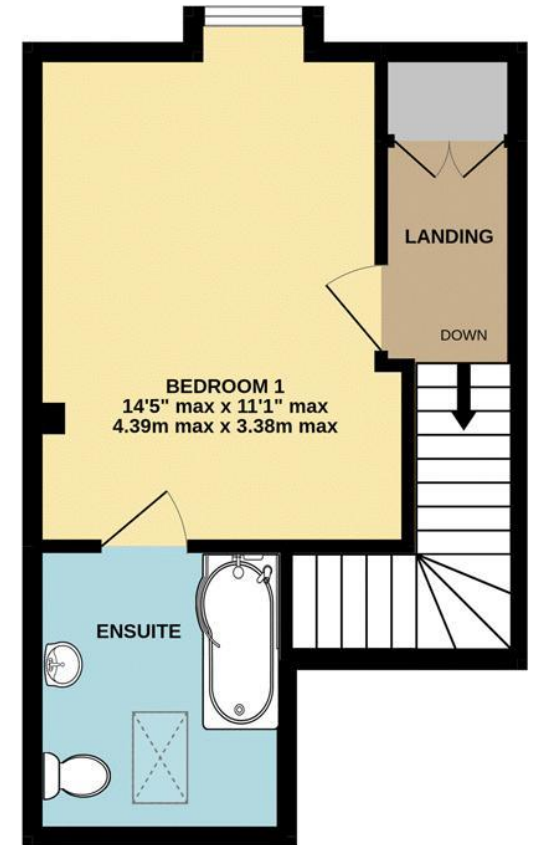
GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.

TOTAL FLOOR AREA : 1064 sq.ft. (98.8 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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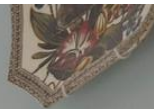


1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



2ND FLOOR
291 sq.ft. (27.0 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.



Charles
Bainbridge

1 The Bakery, 47 Broad Street,
Canterbury, Kent CT1 2LS

01227 780227

sales@charlesbainbridge.com
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