



Charles Bainbridge



119 Shalmsford Street,
Chartham, Canterbury, Kent, CT4 7RG

£325,000





A recently refurbished period village house with well presented accommodation over three floors. To the front is a sitting room with wood burning stove and a dining room with decorative fireplace, both reception rooms having wood flooring. To the rear is an attractive kitchen and a pedestrian door to the garden, and the family bathroom. On the first floor are two double bedrooms and to the top floor is the master bedroom with ensuite shower room. The property benefits from double glazed windows and doors, gas fired central heating and mains services.

Externally the garden includes a paved path leading to the rear garden with a shingled area and lawn with a range of shrubs, enclosed with timber fencing. The main garden area measures approx. 42' (12.79m). Adjacent properties in the terrace have a pedestrian right of access to the rear of the house to their own gardens.

Chartham has a range of local facilities including general store, pubs, recreation ground with play park and primary school. The outlying countryside offers lovely walks and cycling including the Great Stour Way walk which provides an off road route into City centre. There is a train station providing access to Canterbury in approx. 5 minutes, and the High-Speed rail link to London St. Pancras in approx. 60mins. Canterbury itself is easily accessible and provides a comprehensive range of shopping and leisure facilities, a selection of secondary schools, two universities and other colleges.

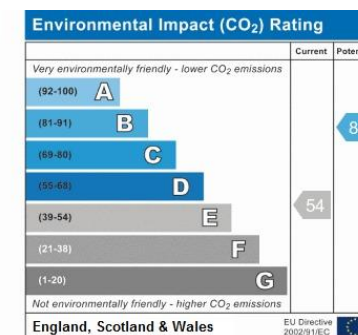
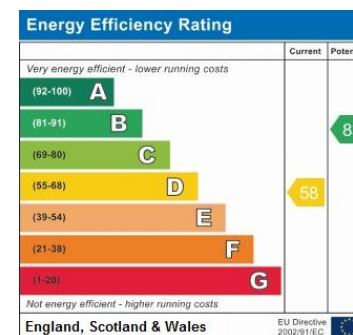
Services: All mains services are understood to be connected to the property.

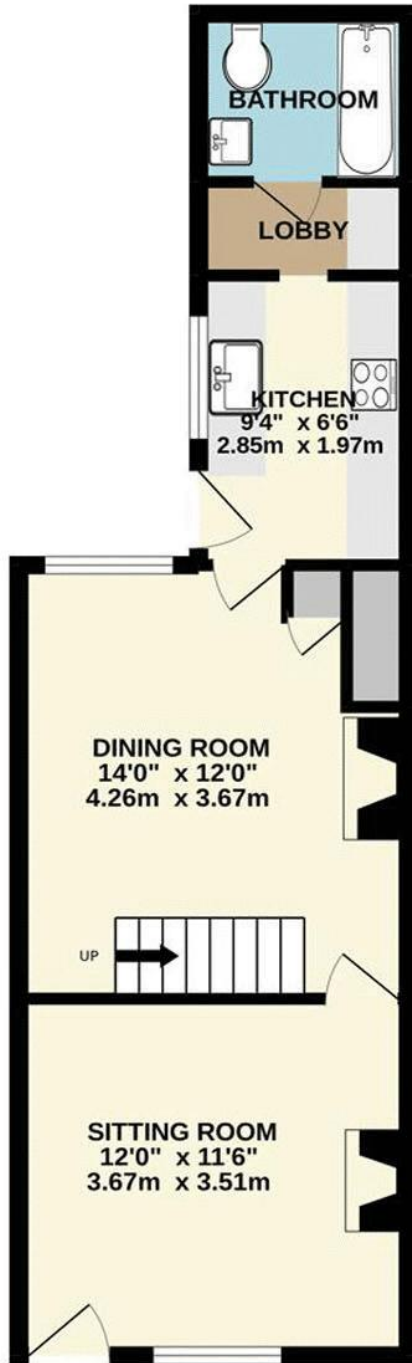
Tenure: Freehold

Council Tax Band: C

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



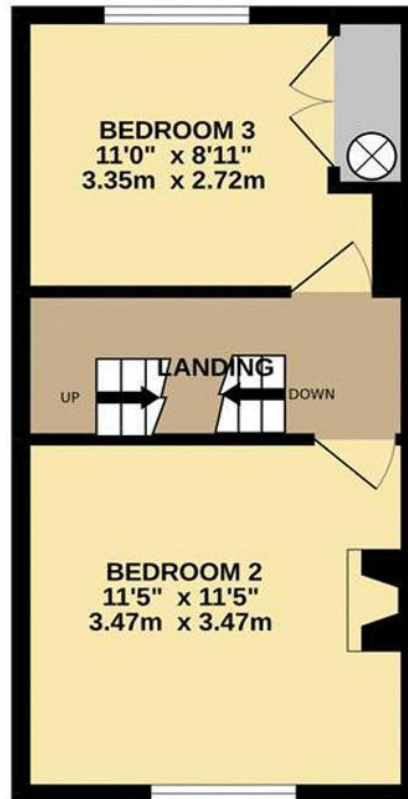


GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.

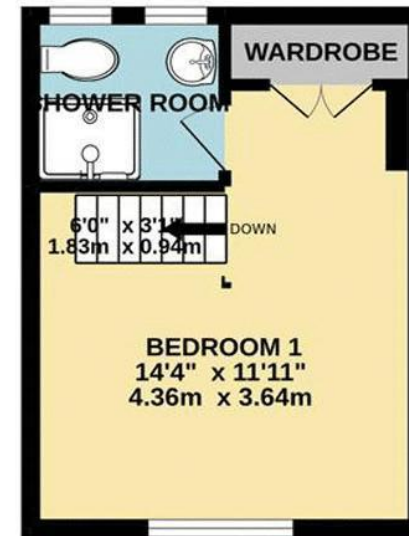
TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.

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
294 sq.ft. (27.3 sq.m.) approx.



2ND FLOOR
196 sq.ft. (18.2 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.



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