



Charles Bainbridge

6 St. Pauls Terrace,
Canterbury, Kent, CT1 1TY

£335,000







An attractive period terrace house in an enviable central setting with a parking area to the front and enclosed garden to the rear. The property provides comfortable and well-presented accommodation with a number of features of the period including attractive fireplaces. The house is currently utilised as an investment property with three letting rooms and communal living room, kitchen and bath/shower rooms, although the house could be easily reverted to standard residential occupation as required. There are two reception rooms on the ground floor (one currently utilised as a bedroom) plus a kitchen and useful adjoining utility area, beyond which is a separate shower room. On the first floor there are two bedroom plus the primary bathroom. The property benefits from gas-fired central heating.

Externally to the front is a graveled parking area providing private parking for two cars. To the rear is an enclosed garden with paved surface and borders with shrubbery. There is a timber garden store/workshop with power connected and a gate to the side gives pedestrian access to a pathway to the front. The garden measures approximately 30' 5" x 12' 3" (9.26m x 3.73m).

The property is situated in an enviable setting, within the City's conservation area, with easy access to all facilities. The City offers a comprehensive range of shopping and leisure facilities and an impressive number of primary and secondary schools, a selection of colleges and two universities. High-Speed rail services are available from Canterbury west station to London St. Pancras with an approximate journey time of 55min. The M2 to London and A2 to Dover are both easily accessible.

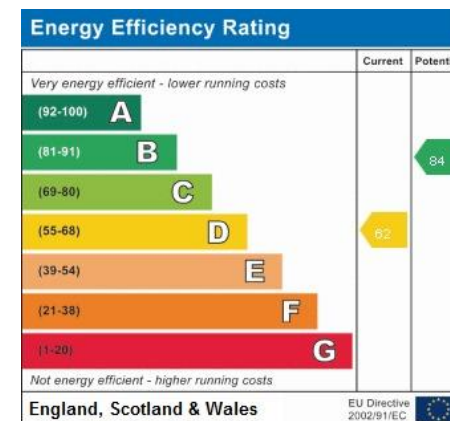
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

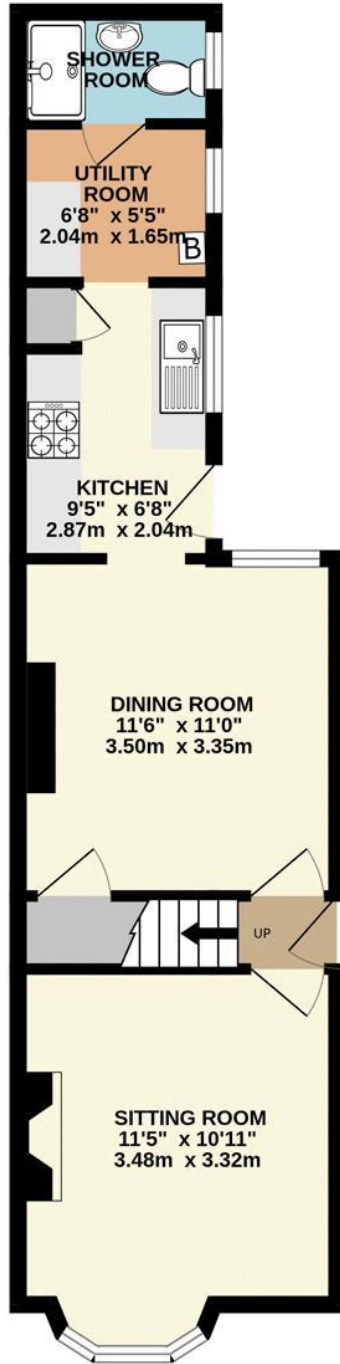
Council Tax Band: C

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

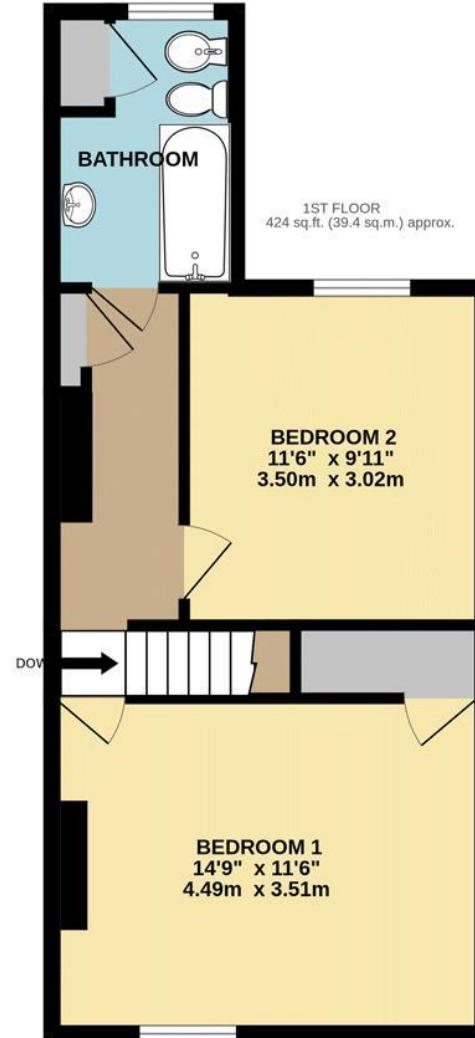


GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 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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