



Charles Bainbridge



37 King Street,
Canterbury, Kent, CT1 2AJ

£315,000







An attractive Grade II listed period house set in the heart of Canterbury City centre with a Cathedral view. The property is well presented throughout and the accommodation includes a sitting room to the front with a wood burning stove, and an attractive kitchen/dining room opening onto the rear garden. On the first floor is a main double bedroom with decorative fireplace and shutters to the window. To rear is a single bedroom/study with stunning cathedral views and the family bathroom. The property has a gas fired heating system and all main services and is ideal for owner occupation, buy-to-let investment or as a city base.

Externally there is a pretty courtyard garden which measures approx. 20' 11" x 10' 8" (6.37m x 3.25m). The garden is fully paved with small borders and a useful brick-built store to the rear.

The property is centrally located close in an enviable position near to the City centre just a short walk from the pedestrianised shopping area, the Marlowe theatre and Cathedral precincts. Canterbury has a wide range of shops, recreational facilities, restaurants, cafes and pubs and both railway stations are easily accessible with Canterbury West having High-Speed services to London St. Pancras with a journey time of approx. 55 mins.

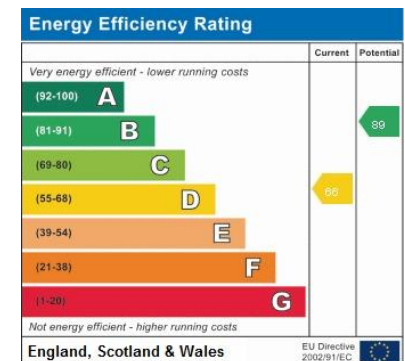
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

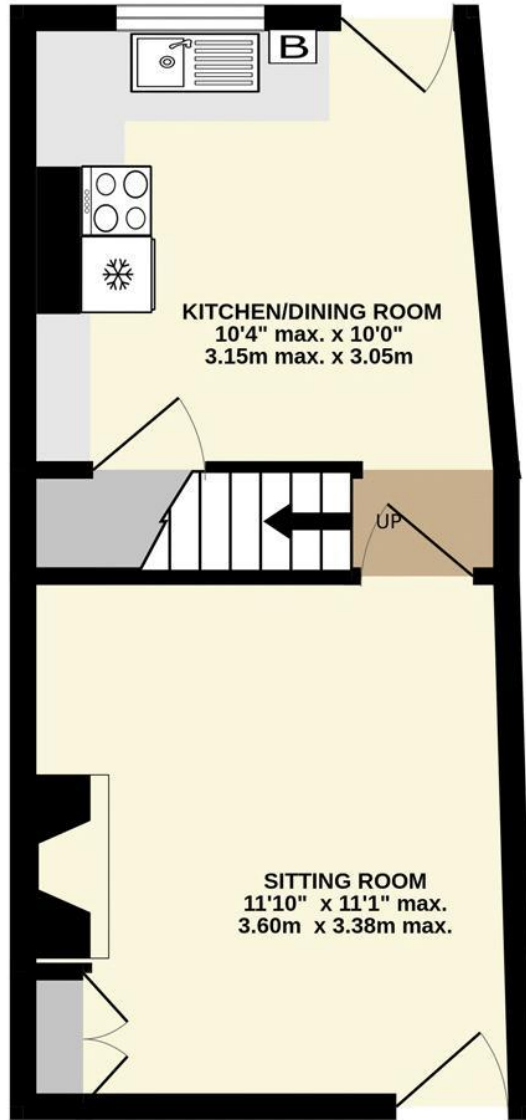
Council Tax Band: C

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

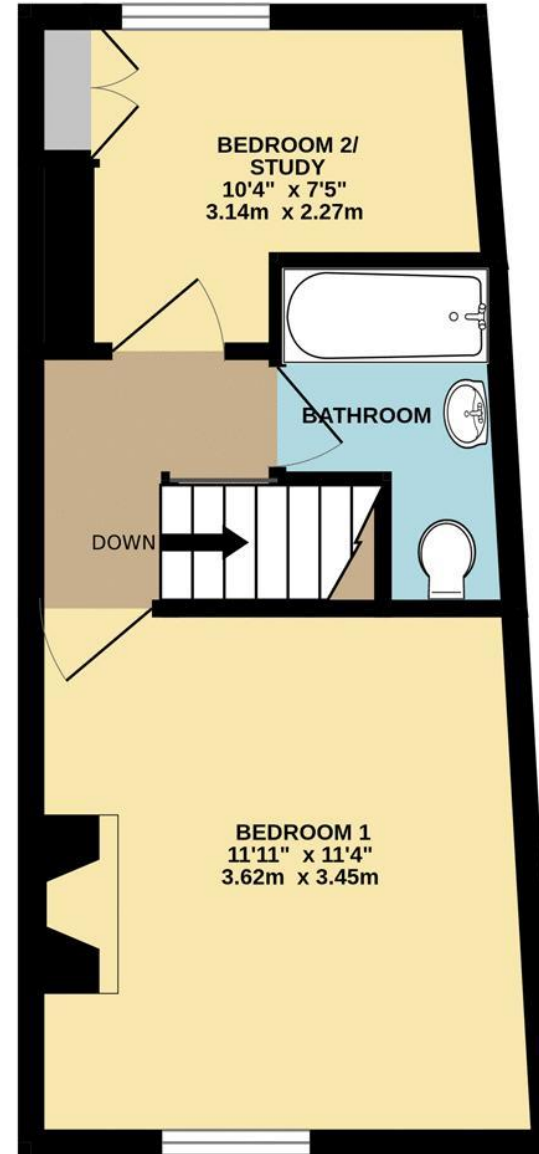
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



GROUND FLOOR
248 sq.ft. (23.1 sq.m.) approx.



1ST FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 505 sq.ft. (47.0 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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