



Charles Bainbridge



9 Westgate Court Avenue,
Canterbury, Kent, CT2 8DW

£650,000





A well-located detached family house having undergone rear extension and reconfiguration works to provide extensive and versatile accommodation. On the ground floor is impressive open-plan living accommodation featuring a large kitchen/breakfast room, with solid timber worksurfaces, which adjoins the dining room to the side, and to the rear is a substantial family room with oak laminate flooring, underfloor heating and floor to ceiling bi-fold doors overlooking and opening onto the garden. There is also a separate sitting room to the front with a bay window and attractive fireplace plus a shower room with wc. On the first floor are four bedrooms and the family bathroom with includes bath and walk-in shower.

From the road vehicular access is gained on to the driveway which provides parking and turning. There is a front lawn and a path leads to the front door. To the side double timber gates give access to a further area of drive extending along the side of the house. The rear garden measures approx. 89' x 30' (27.11m x 9.14m). There is a concrete seating area to the side of the house, adjacent to the family room. The garden is mainly laid to grass with beds and borders and a paved path leads to the rear reaching raised vegetable beds and a greenhouse. Towards the end of the garden is a substantial timber summerhouse 15' x 9' 6" (4.57m x 2.89m).

The property enjoys an enviable location on the north side of the City centre where facilities in nearby St. Dunstan's include The Goods Shed, which incorporates Farmer's Market style shopping with quality butcher, greengrocer and fishmonger amongst many others, plus a highly regarded restaurant. Sainsbury's Local is also nearby together with a wide range of independent shops, pubs, bars and bistros. The City centre is a short walk and offers a comprehensive range of shops, restaurants and leisure facilities. There is an impressive range of accessible schools, plus colleges and universities in the City and the highly regarded Marlowe Theatre. Nearby Canterbury West station provides High-Speed rail services to London St. Pancras with a journey time of approx. 55 mins.

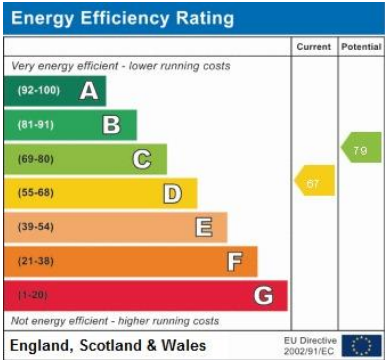
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

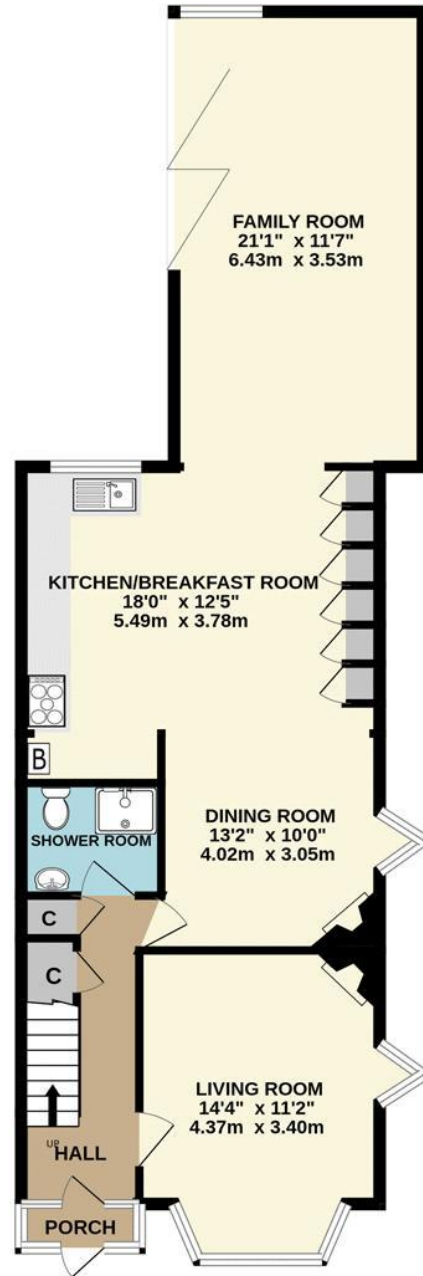
Council Tax Band: E

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



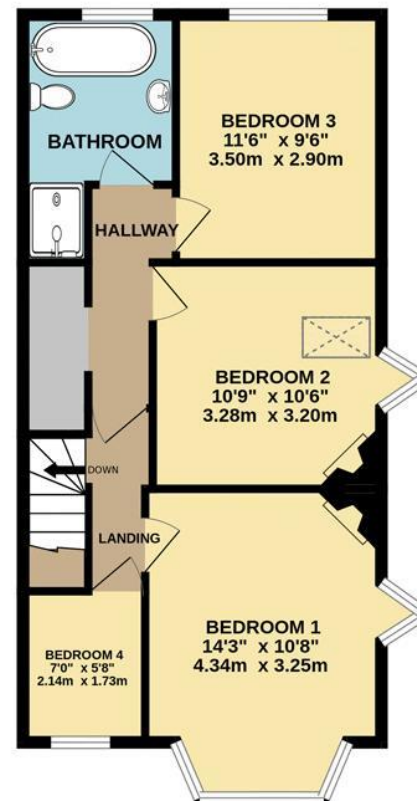
GROUND FLOOR
839 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.5 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
577 sq.ft. (53.6 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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