



Charles Bainbridge



2 Hardy Close,
Canterbury, Kent, CT2 8JS

£325,000





An end terrace house in a quiet cul-de-sac setting offering comfortable family accommodation. The property is well presented with a sitting room to the front, and a second reception room opening onto a large conservatory which in turn overlooks the garden. There is also a well equipped kitchen with side access to the garden and easy access to the garage. On the first floor are three bedrooms, all with built in storage and the family bathroom with shower over bath. The property benefits from double glazed windows and doors, gas fired central heating and all main services.

Externally the property is approached by the driveway and there is a lawned front garden. The rear garden measures approx. 85' x 30' (25.28m x 9.14m) with a patio and steps up to a large lawn and mature shrubs, hedging trees. The garden is fully enclosed with a mixture of timber fencing and mature hedging and to the rear is a timber shed. There is a single brick-built garage with power and lighting, accessed from both the driveway and pedestrian door to the side.

The house is set in an enviable location with a host of nearby facilities in St. Dunstan's. The City centre is a short 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 only a short walk 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.

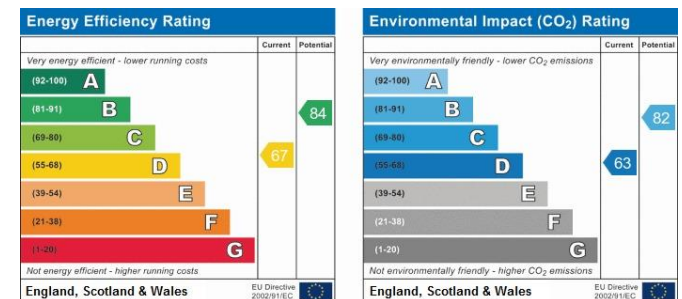
Tenure: Freehold

Council Tax Band: D

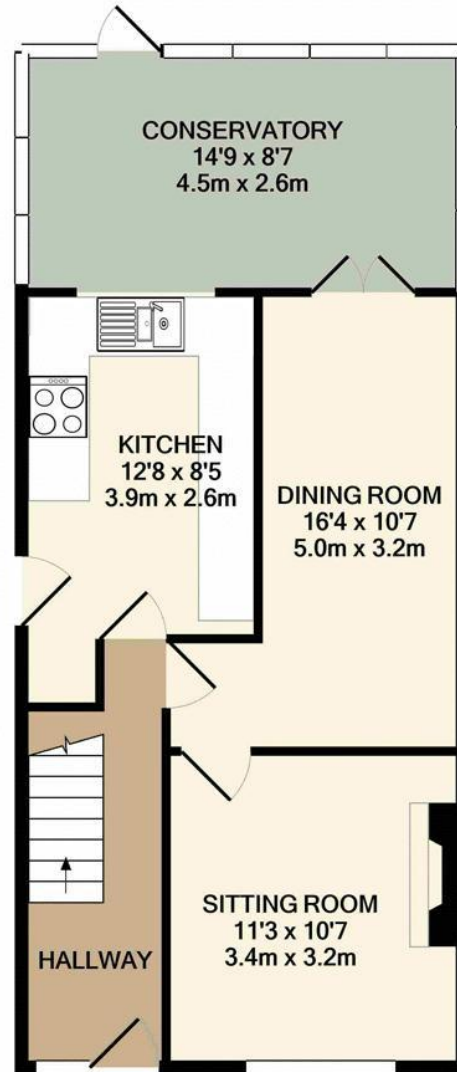
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call

01227 780227 or email sales@charlesbainbridge.com



137 sq.ft. (12.7 sq.m.) approx.



GROUND FLOOR
APPROX. FLOOR
AREA 569 SQ.FT.
(52.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020



1ST FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)







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

charlesbainbridge.com