

Charles Bainbridge



12 St. Peters Place,  
Canterbury, Kent, CT1 2DB

£250,000





An attractive Grade II listed period terrace house in a position close to the City centre with well-presented accommodation throughout. On the ground floor is a pretty sitting room with dual aspect windows and a decorative fireplace and there is a well-appointed kitchen/dining room. Upstairs the main bedroom is also dual aspect with built-in cupboards. There is a second bedroom and an attractive shower room. The property benefits from gas fired central heating, secondary glazing to the sitting room as well as the main bedroom and all mains services.

The property is located close to the City centre within walking distance of a wide range of shops plus restaurants and pubs. Canterbury has an extensive range of leisure facilities and an impressive range of schools, colleges and universities. Canterbury West station is within an easy walking distance and provides High-Speed rail services to London St. Pancras with a journey time of approx. 55mins.

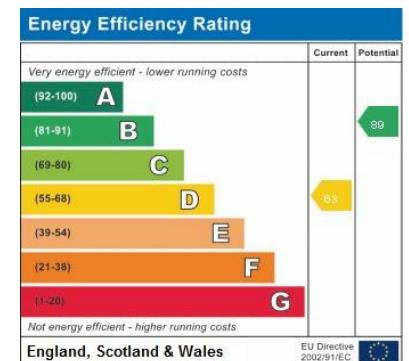
**Services:** All mains services are understood to be connected to the property.

**Tenure:** Freehold

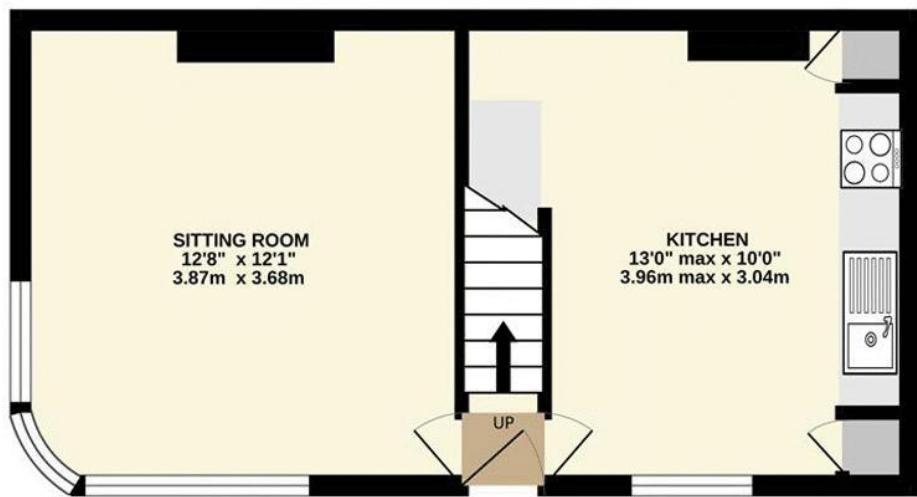
**Council Tax Band:** A

**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](mailto:sales@charlesbainbridge.com)



GROUND FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 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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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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