



Charles Bainbridge



23 Ramsey Close,
Canterbury, Kent, CT2 8DL

£370,000









A delightful semi-detached house offering a perfect blend of comfort and convenience situated in a residential cul-de-sac in a highly regarded area. The accommodation is attractively presented throughout and includes a spacious sitting room providing a bright and airy atmosphere, perfect for both relaxing and entertaining. The well-equipped kitchen/dining room offers a range of wall, drawer and floor units with a large window overlooking and double doors opening onto the garden. There is also separate downstairs w.c and from the hallway a staircase accesses the first floor. On the first floor are three good size bedrooms and the contemporary family bathroom with a separate shower and bath. The property benefits from gas fired central heating, double glazed windows and doors and is ideal for families and first-time buyers alike.

Externally double doors from the kitchen lead onto a pretty rear garden with a patio area leading onto the lawn with steps up to a further lawned area. The former garage has been converted into two separate areas and now offers a useful utility room providing plumbing and space for a washing machine and tumble dryer plus additional storage as well as a separate office room. To the front of the property is a lawn garden and a long driveway to the side offering parking, access to the front door and a gate providing side access into the garden.

The property is set in an enviable location with a host of nearby facilities in St. Dunstan's including 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 retailers. The City center is within easy reach and offers a comprehensive range of shops, restaurants and leisure facilities and excellent transport links including Canterbury West station which is only a short walk away and provides High Speed rail services to London St. Pancras with a journey time of approx. 55 mins. Canterbury is renowned for its rich history, top-rated schools, and vibrant cultural scene, making it an excellent place for families and professionals.

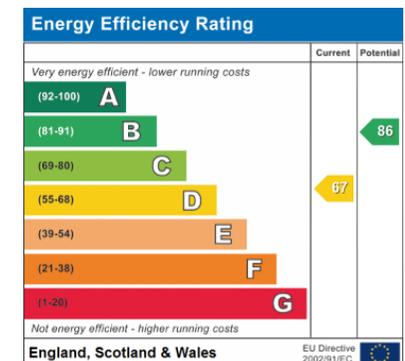
Services: All mains services are understood to be connected to the property.

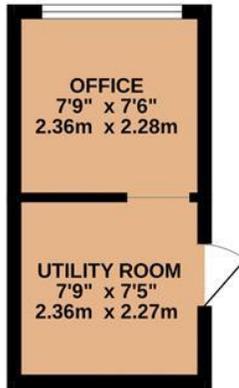
Tenure: Freehold

Council Tax Band: D

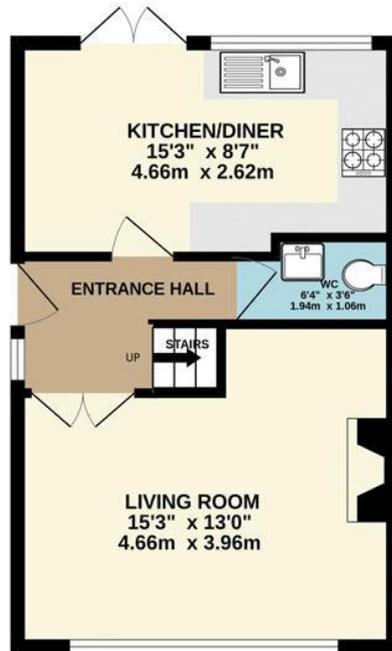
Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane,
Canterbury, Kent, CT1 2UR.

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





GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 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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