



Charles Bainbridge



40 Somner Close,
Canterbury, Kent, CT2 8LJ

£350,000







An end terraced family house providing spacious and comfortable accommodation within easy reach of the City centre and mainline railway station. On the ground floor is a large sitting room to the front and to the rear a good-sized kitchen/dining room overlooking and opening onto the garden. There is also a useful utility area and w/c. Upstairs are four bedrooms, plenty of built-in storage cupboards and a family bathroom with separate bath and shower. The property benefits from double glazed windows and doors, gas fired central heating and all main services.

Externally the property has a lovely setting overlooking a central lawn with mature shrubs and small trees. The property is approached via steps to a front lawn surrounded by hedging. To the rear the garden measures approx. 26' 3" x 51' 0" (8m x 15.53m) and comprises a large patio area and steps ups to a lawn with mature pretty borders. To the side is further additional lawn, borders and a timber shed. The garden is enclosed by wood panelled fencing with a rear pedestrian gate, which opens onto on street parking spaces. Access from the back garden to the front could be easily re-instated. There is a brick-built garage en-block with private non allocated parking for nearby houses.

The property is located in St. Dunstons where nearby facilities 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 are an impressive range of both state and independent 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.

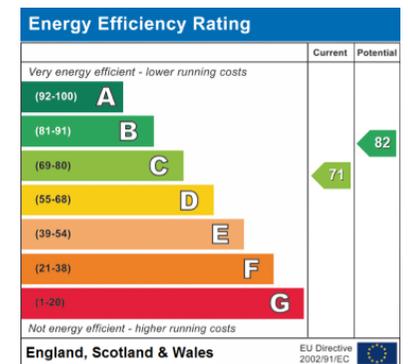
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

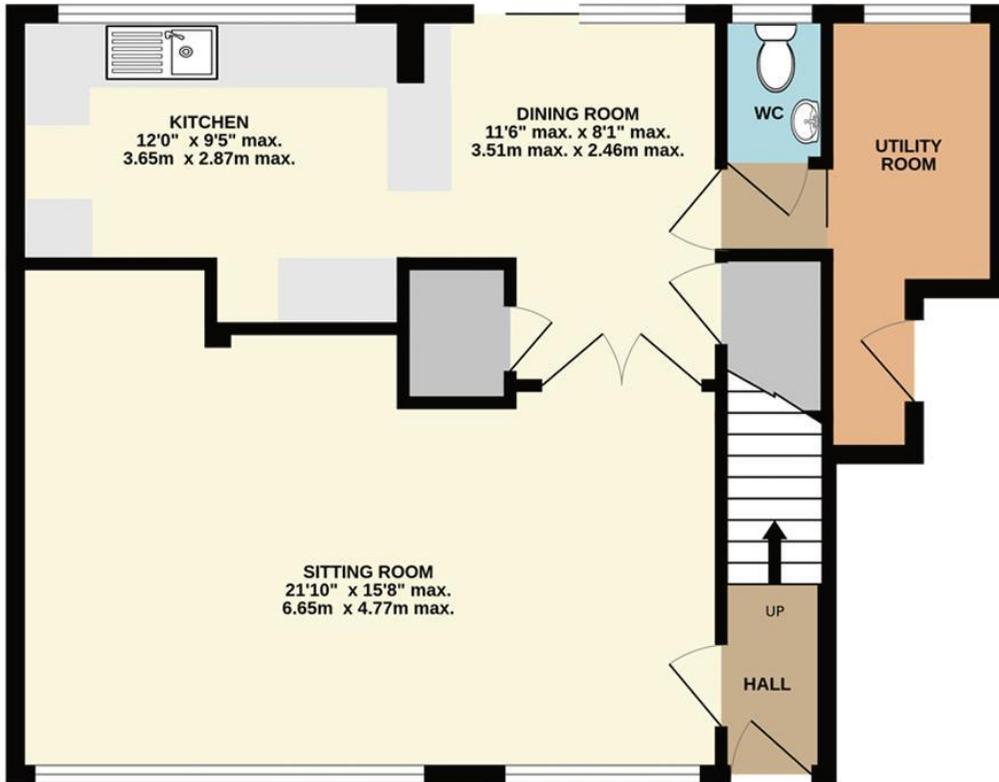
Council Tax Band: D

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

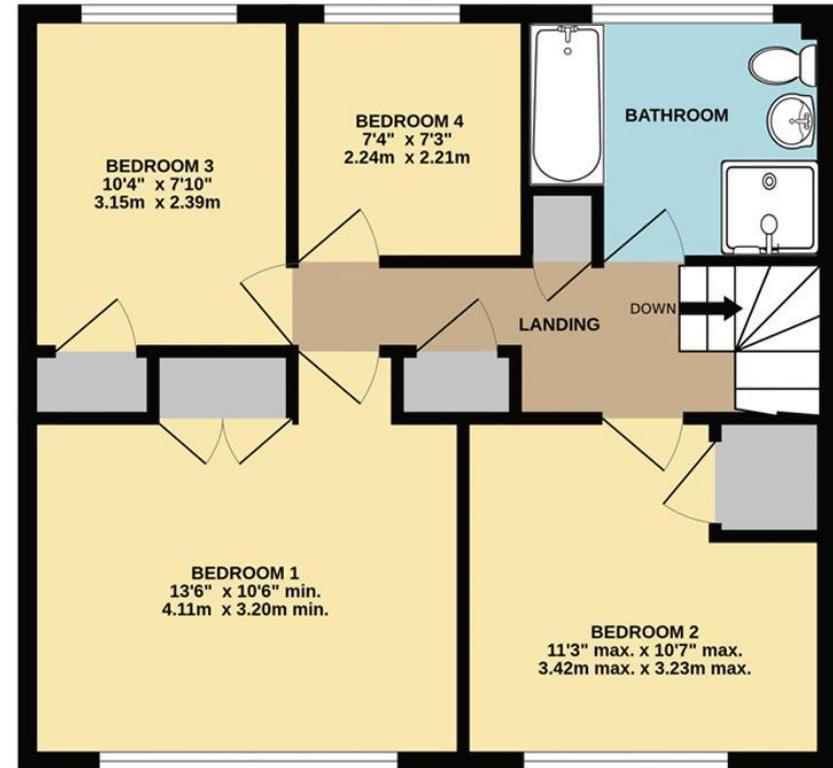
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 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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