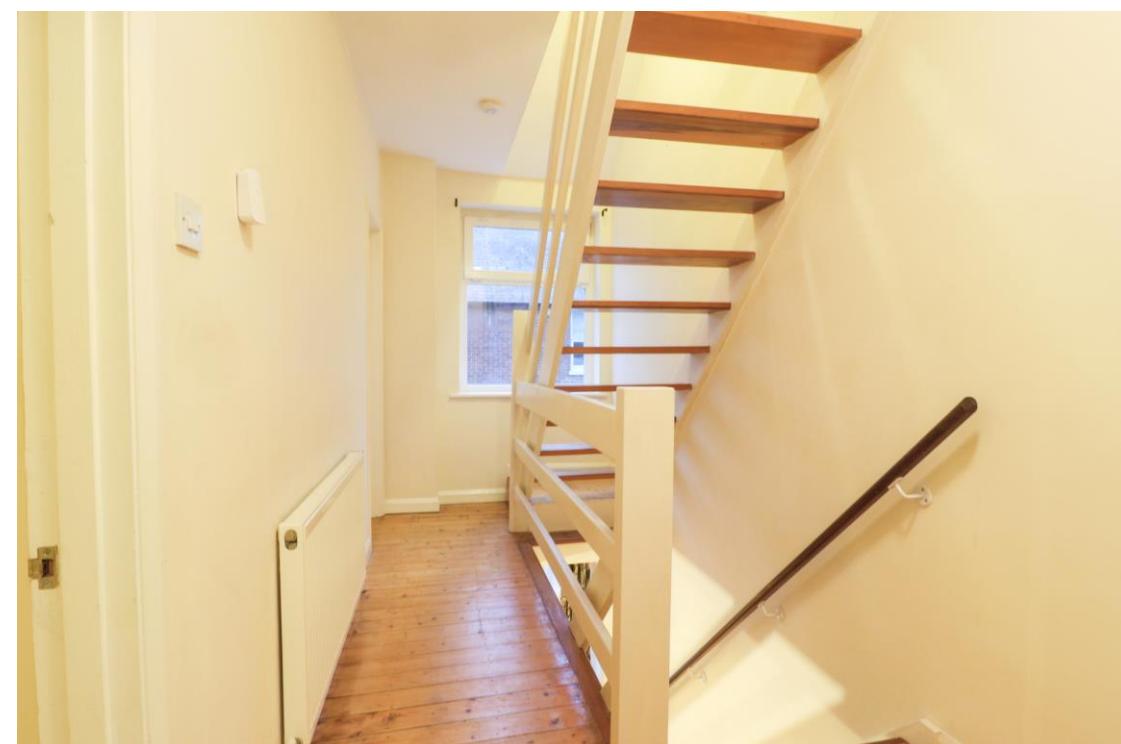




18 Pound Lane,  
Canterbury, Kent, CT1 2BZ

£375,000





Situated in an enviable position along the City wall and adjacent to the river Stour this semi-detached period house offers spacious and versatile accommodation arranged over three floors. On the ground floor is a large sitting/dining room partly open plan to the kitchen. On the first floor are two bedrooms and a shower room, and to the top floor a further double bedroom with built-in eaves storage. The property benefits from gas fired central heating and a downstairs w/c.

There is a courtyard area to the rear which overlooks part of the river Stour, ideal for seating and eating out.

The City centre is a short walk and offers a comprehensive range of shops, restaurants and leisure facilities. The Cathedral precincts and renowned Marlowe Theatre are both nearby and the City has an impressive range of schools, colleges and universities. Canterbury west station is a short walk and provides high-speed rail services to London St Pancras with a journey time of approximately 55 minutes.

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

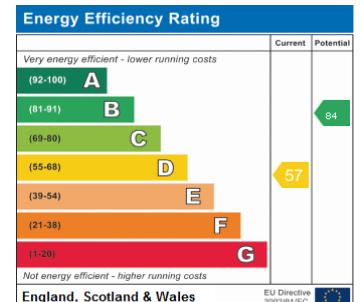
**Tenure:** Freehold

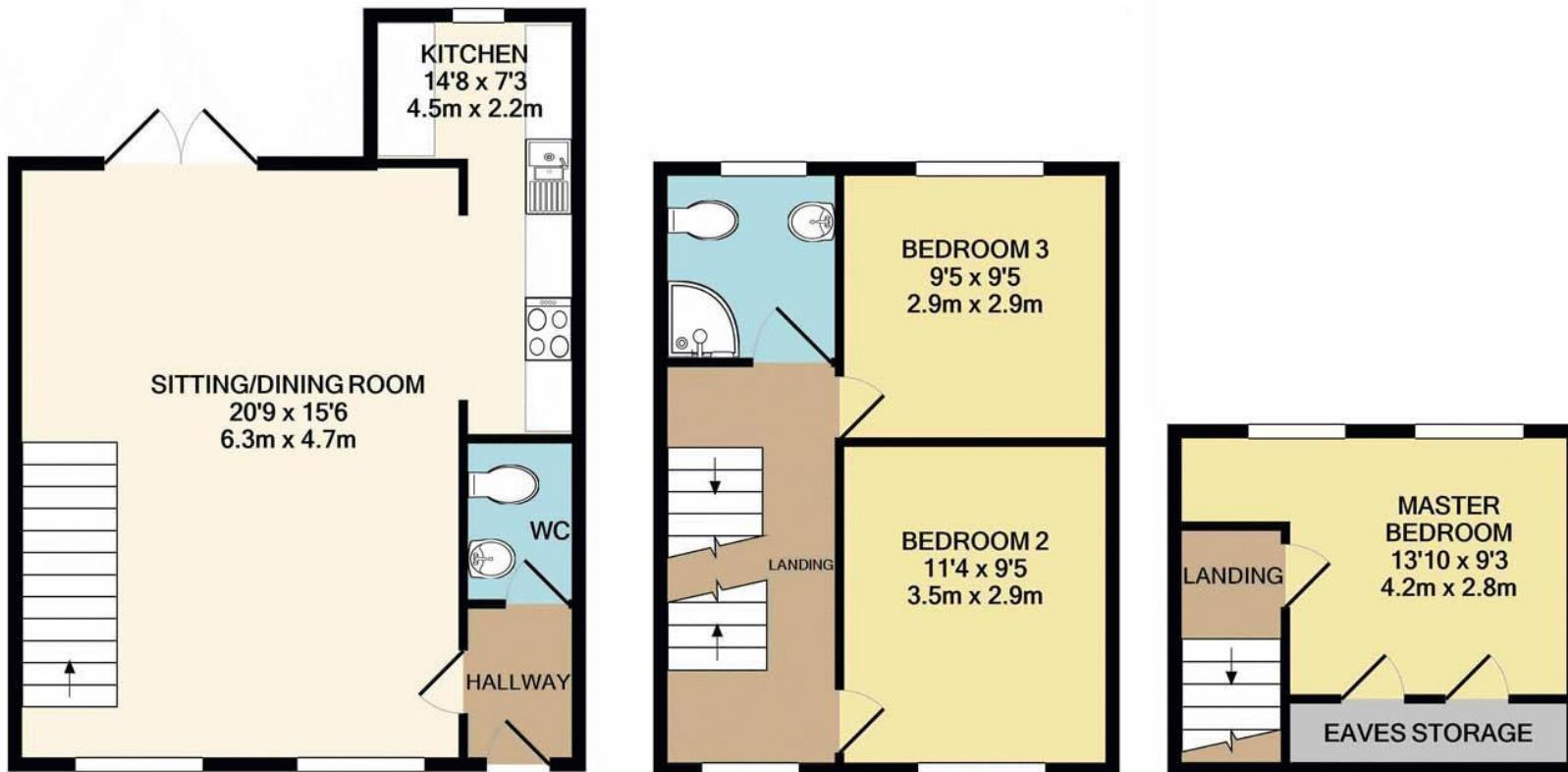
**Council Tax Band:** D

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 442 SQ.FT.  
(41.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 325 SQ.FT.  
(30.2 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 161 SQ.FT.  
(15.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 929 SQ.FT. (86.3 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.

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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.



Charles  
Bainbridge

1 The Bakery, 47 Broad Street,  
Canterbury, Kent CT1 2LS

01227 780227  
[sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)  
[charlesbainbridge.com](http://charlesbainbridge.com)