



37 Black Griffin Lane,  
Canterbury, Kent, CT1 2DG

£295,000





A most attractively presented period terrace house in an enviable setting offering versatile accommodation over three floors. On the ground floor is a sitting room to the front with a pretty fireplace and to the rear is a separate dining room with built-in understairs storage, beyond which is an attractively fitted kitchen opening onto the garden. On the first floor is a double bedroom to the front with built-in storage and to the rear is an attractively equipped bathroom, recently refitted incorporating a bath/shower combination and built-in airing cupboard. On the second floor is a further double bedroom with eaves storage and a window to the rear overlooking the garden. The property enjoys gas fired central heating and attractive fitted shutters to the windows.

Externally there is an attractively landscaped rear garden with a flagstone-style paved surface and well-stocked borders with ornate period-style edging. Adjacent to the house is a utility store housing the gas boiler and plumbing for a washing machine. To the rear of the garden is a timber summerhouse and the garden is enclosed by wood panel fencing. The adjacent property has a pedestrian right of access across the garden and the property itself has a right of access across the adjacent garden to a path leading to Black Griffin Lane. The garden measures approx. 42ft (12.79m) maximum x 12ft (3.65m).

The property enjoys a delightful position close to Canterbury City centre and within easy access to Canterbury West train station and the St. Dunstan's area of the City. Canterbury offers a variety of shopping and leisure facilities along with an impressive range of schools, colleges, and universities across the City. Canterbury West station 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

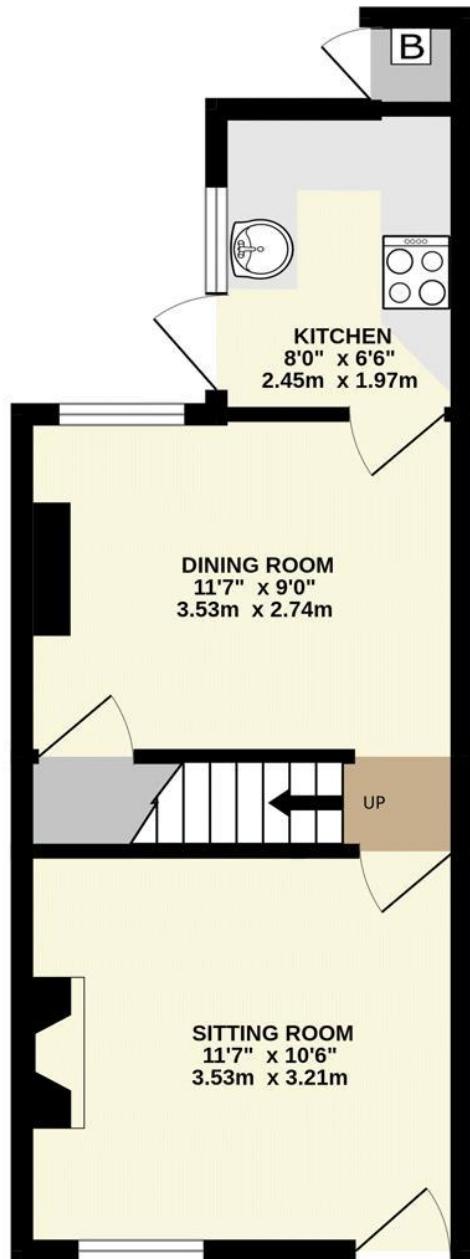
Council Tax Band: C

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  
304 sq.ft. (28.2 sq.m.) approx.

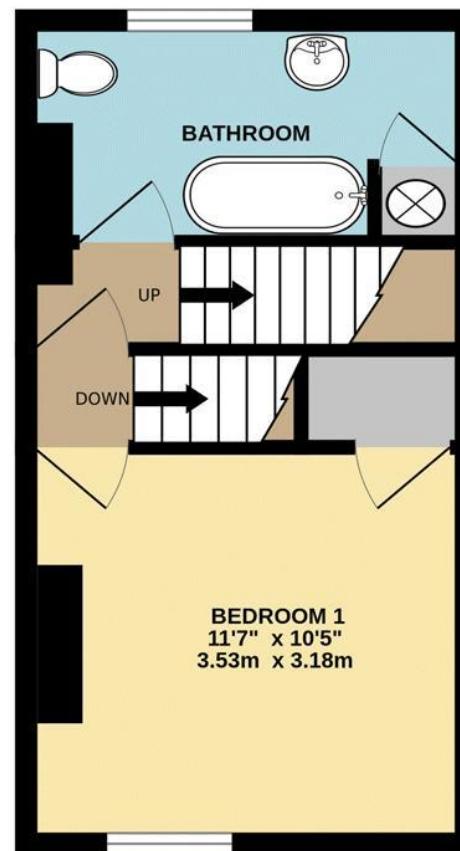


TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.

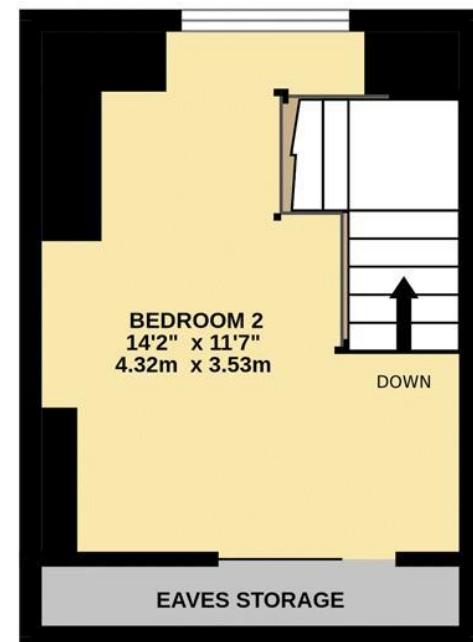
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



2ND FLOOR  
169 sq.ft. (15.7 sq.m.) approx.









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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