

Charles Bainbridge

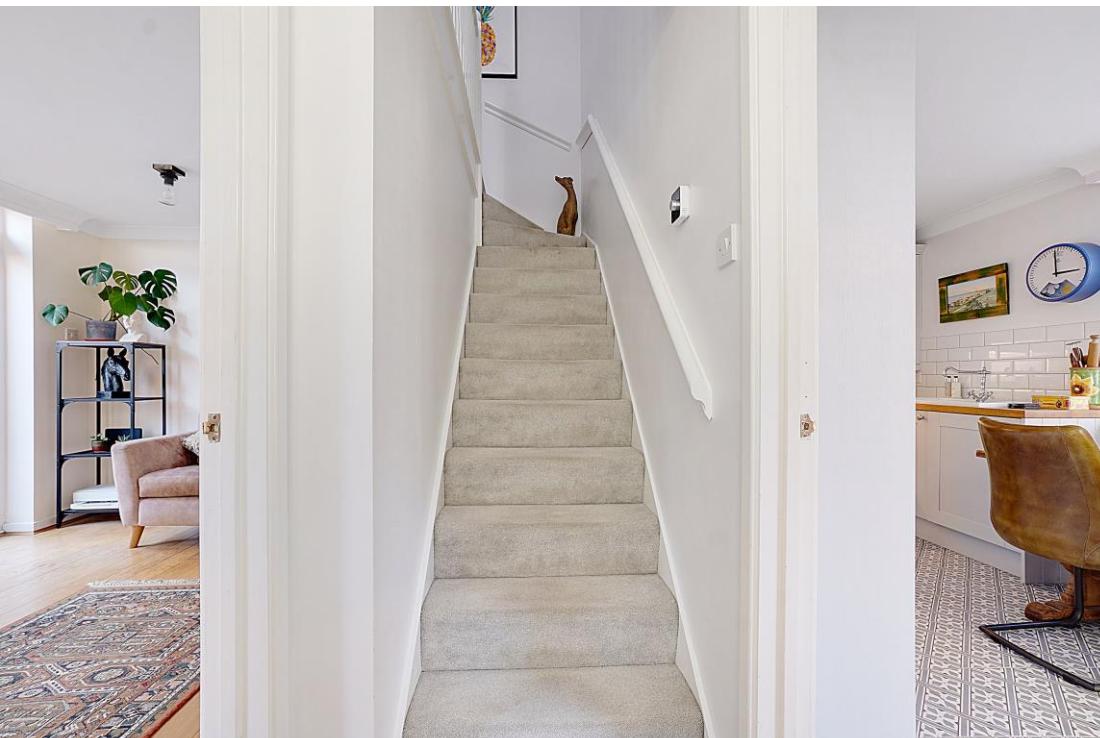


112 Station Road West,
Canterbury, Kent, CT2 8DE

£350,000







A charming semi-detached house situated close to Canterbury West Station and within easy access of the City centre. This delightful property offers a wonderful opportunity for those seeking a comfortable and convenient home in a vibrant city setting. The accommodation on the ground floor comprises a spacious, light and airy sitting room, with plenty of natural light streaming through dual-aspect windows & double doors onto the courtyard garden. The attractive kitchen/dining room has a range of wall, drawer and floor units and is an inviting space which provides a practical and welcoming heart to the home. From the hallway is a staircase rising up to the first floor. On the first floor are two double bedrooms and the modern family bathroom is well-appointed, offering both comfort and style. The property benefits from gas fired central heating and double glazed modern sash windows.

Externally the property boasts a pretty courtyard garden providing an ideal outdoor space to unwind. The property also benefits from a garage just a few doors away which offers valuable off-street parking or additional storage.

The property enjoys a lovely setting close to Canterbury West station which provides regular High-Speed rail services to London St Pancras. The nearby Goods Shed incorporates farmers market style shopping with high quality butcher, greengrocer and fishmonger amongst many others, plus a highly regarded restaurant. Sainsbury's local is also nearby together with the other facilities in St Dunstan's. The City centre is a short walk and offers a comprehensive range of shops restaurants and leisure facilities. There is an impressive range of schools, colleges and Universities in the City and the highly regarded Marlow Theatre.

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

Tenure: House - Freehold

Garage - Leasehold with a lease term of 125 years from 1998.

Management fee:

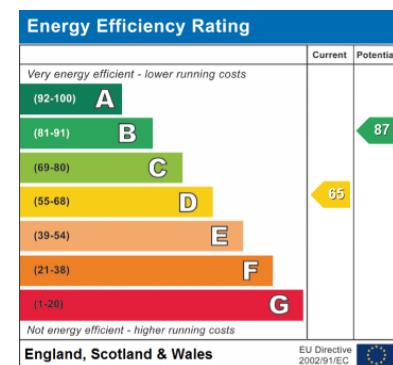
House cost: £316.32 per annum

Garage cost: £143.88 per annum

Council Tax Band: D

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

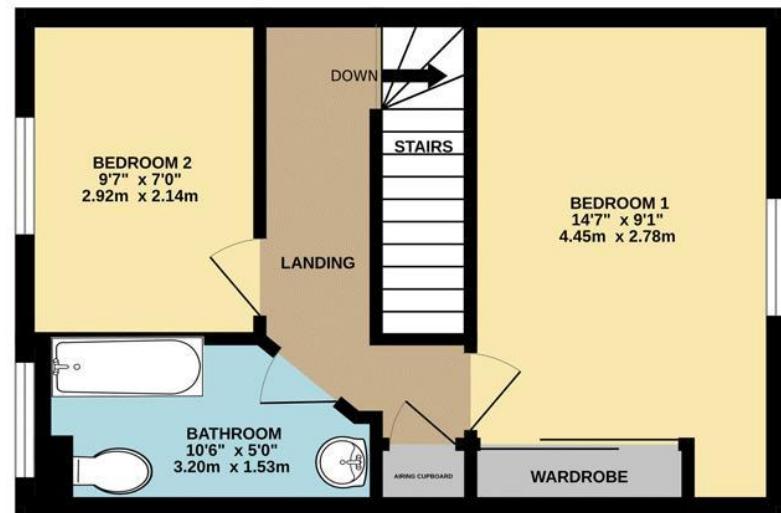
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



GROUND FLOOR



1ST FLOOR



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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