

### CASTLE STREET, CANTERBURY, CT1 £390,000 FREEHOLD

**Canterbury** | 01227 456 645 | canterbury@winkworth.co.uk

## Winkworth

for every step...

winkworth.co.u



#### **DESCRIPTION:**

A delightful Georgian property situated in a row of character properties, arranged over four floors, located close to the City Centre and within walking distance of mainline station with the added bonus of a walled garden





for every step...

The property has plenty of character giving nods to the original throughout and is light and airy with a spacious feel as it is set over 4 floors, giving plenty of flexibility on how to use the rooms

Enter the accommodation into the hallway. From there are two reception rooms, a living room with an open fire and leading onto the dining room, overlooking and having access to garden. This flows into the kitchen, with butler sink and wooden units, and access to the garden. The large lower ground floor room would make an ideal office or play room with natural light coming from the front of the property.

The upper floor accommodation includes a large bathroom and two double bedrooms

To the rear of the property there is a walled garden with seating area and established shrubs

Castle Street is well placed to enjoy all that the City Centre of Canterbury offers. A short stroll leads to the High Street, with an abundance of amenities and restaurants as well as the popular Marlowe Theatre. There are plenty of shops and places to visit and within walking distance is Sainsburys Local. There are plenty of sports facilities and schools within the locality. Canterbury West station is an easy walk, which has the High-Speed link to St Pancras taking just under an hour. Canterbury East is nearby and serves the Coast, and London. There are excellent road networks, with the A2 which serves access to the Continent and the M2 onwards to London.

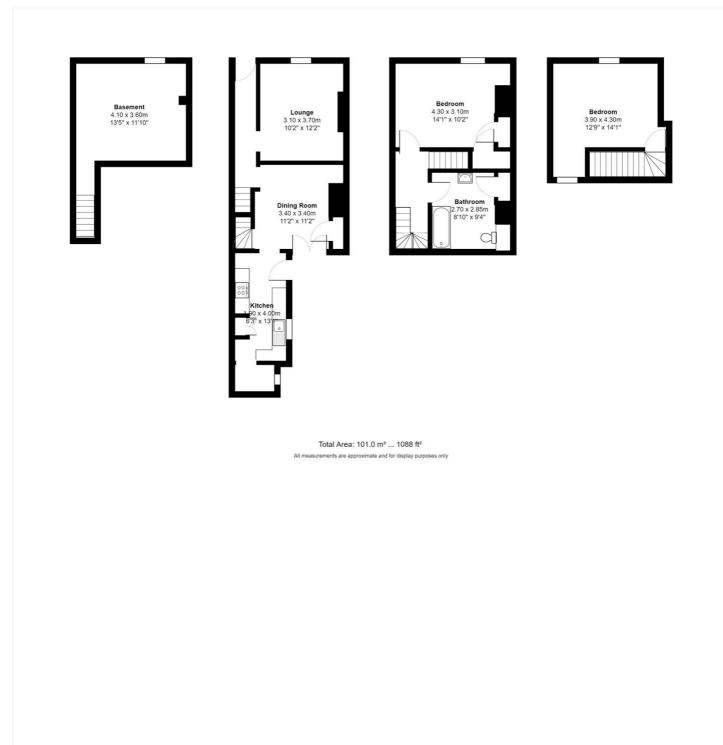


for every step...

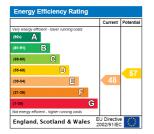


# Winkworth

for every step...



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Winkworth

Canterbury | 01227 456 645 | canterbury@winkworth.co.uk

for every step...

#### winkworth.co.u

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.