



CASTLE STREET, CANTERBURY, CT1
£390,000 FREEHOLD

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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



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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.

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Total Area: 101.0 m² ... 1088 ft²

All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	48
(21-38) F	57
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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