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19 Thanington Road, Canterbury CT1 3XB

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION



Freehold



## 19 Thanington Road, Canterbury CT1 3BX

- Semi Detached Property Built in the 1950's
- Three Bedrooms & Two Bathrooms
- Large Entrance Hall & Lobby
- Sitting Room With French Doors To Conservatory
- Potential To Modernise & Enhance
- South Facing Rear Garden
- Close To Train Station & Access To Motorway
- Less Than Two Miles To The Cathedral City Of Canterbury

### SITUATION:

Thanington is situated less than two miles from the city centre, yet it has an array of shops and other local amenities on its doorstep.

The cathedral city of Canterbury which offers a wide choice of amenities including a range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular recently refurbished Marlowe Theatre. It also has an excellent selection of both state and independent schools, along with three universities, two mainline railway stations, two hospitals and a very good bus service.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St

Pancras from Canterbury West station in just under one hour.

Ashford International station and the Channel Tunnel at Folkestone are both about 14 miles away and provide regular Eurostar and shuttle services to the continent, whilst the A2/M2 motorway provides good access to both London and the Channel port of Dover.

The surrounding countryside is predominantly farmland and is ideal for those who enjoy outdoor pursuits, such as walking and horse riding, whilst the nearby Stodmarsh Nature Reserve offers excellent bird watching. There are also numerous pretty villages nearby with typical village pubs to visit, such as Wingham, Littlebourne, Ickham and Wickhambreaux, giving you the ideal balance between city and country living.



#### DESCRIPTION:

A semi detached property built in the 1950's and offering over 900 sq.ft of spacious accommodation with a generous south facing rear garden.

Situated on the edge of the Cathedral city of Canterbury with convenient access to both the motorway and Canterbury East train station which has excellent links into London.

The house is well presented yet holds the opportunity to make further enhancement, as well as the potential to open up the downstairs living space.

An exposed brick entrance lobby surrounds the UPVC front door and is large enough to keep a bicycle or pushchair, this in turn opens onto a bright and airy entrance hall with wood effect flooring.



To the right of the hallway there is a large dual aspect sitting room with picture rails, attractive coving and a chimney breast, which could incorporate a fireplace. French doors open onto a conservatory which makes the most of the southerly aspect.

The wall between the sitting room and kitchen could be removed making the whole of downstairs open plan. The kitchen has an array of contemporary units which have been finished with metro style tiles and integrates an oven and induction hob. There is access to the side of the property which leads to the front and rear gardens.

The downstairs space is further enhanced by a cloakroom which also benefits from a shower enclosure and hand basin.

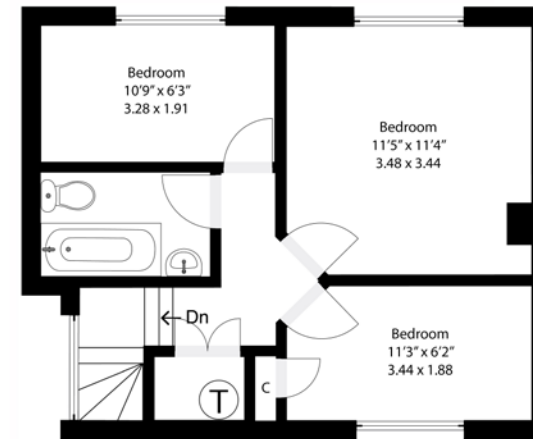
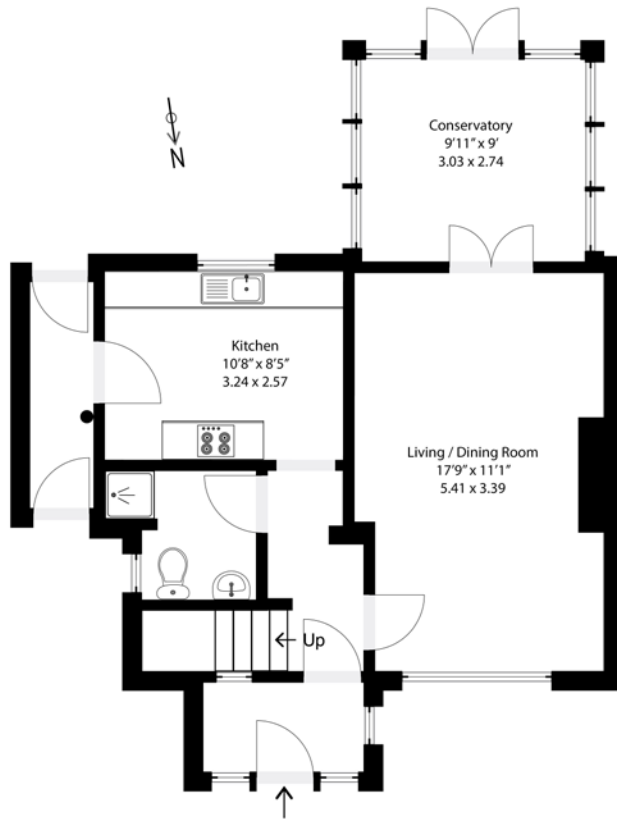
The stair well has a characterful circular window and stairs wind to the first floor where one will find three generously proportioned bedrooms and a well-appointed family bathroom.

#### OUTSIDE:

The front garden is bordered with new fencing, and a garden path leads to the front door and to the side of the property.

The rear garden enjoys a southerly aspect and is mainly laid to lawn with patio area laid directly from the conservatory. A pathway leads to a garden shed which sits at the foot of the garden.





TOTAL FLOOR AREA: 916 sq. ft (85 sq. m)



EPC RATING  
TBC



COUNCIL TAX BAND  
B



GENERAL INFORMATION  
All services are mains connected

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