Grove Terrace, Canterbury, CT1 3SZ

Asking Price £315,000

Sally Hatcher estates



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Grove Terrace

Canterbury CT1 3SZ

Nestled in the charming Grove Terrace of Canterbury, this delightful mid-terrace house, built in 1870, offers a perfect blend of period character and modern comfort.

Upon entering, you are welcomed into a spacious sitting room, featuring a striking fireplace that serves as a focal point for the room. The separate dining room leads to a well-appointed kitchen, adorned with elegant navy units and a range cooker, providing ample space for a washing machine and fridge freezer.

The property boasts two generously sized double bedrooms, ensuring plenty of room for relaxation and rest. The large bathroom is a true highlight, featuring both a luxurious roll-top bath and a separate shower, catering to all your bathing needs.

This property also benefits from a dry cellar currently used as a workshop/gym and it has power and lighting.

Outside, the enclosed garden provides a private retreat, complete with a building that has an functioning outside toilet. Additionally, the property offers free on street parking a valuable asset in this desirable area.

This lovingly restored home, with its stripped wooden flooring and thoughtful design, is perfect for those seeking a blend of historical charm and contemporary living. With its proximity to local amenities and the vibrant culture of Canterbury, this property is an excellent opportunity for both first-time buyers and those looking to invest in a beautiful home.. This sale benefits from NO ONWARD CHAIN.

Identification checks
Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

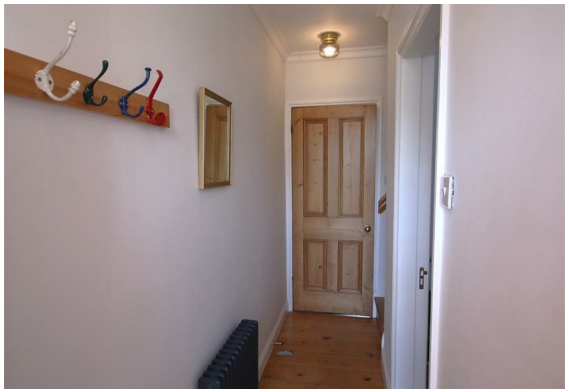
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Ground Floor



















Entry / Hallway

Living Room
10'4" x 11'8" (3.164 x 3.564)

Dining Room
13'7" x 10'5" (4.150 x 3.198)

Kitchen
9'10" x 7'3" (3.022 x 2.228)

Outside WC
4'9" (1.463)

Stairs / First Floor

Bedroom 1
13'8" x 11'5" (4.190 x 3.482)

Bedroom 2
10'6" x 9'4" (3.223 x 2.847)

Bathroom
9'10" x 7'4" (3.008 x 2.239)

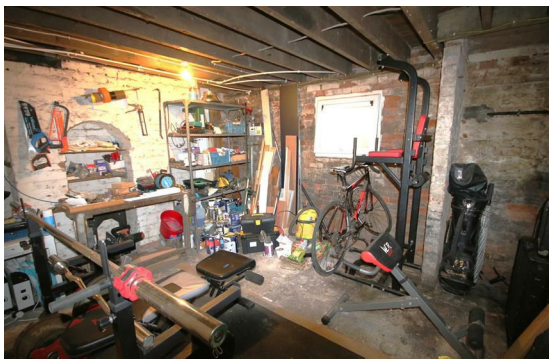
Cellar
13'9" x 14'4" (4.209 x 4.376)











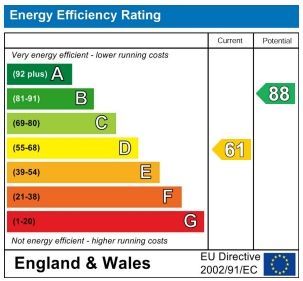
Floor Plan

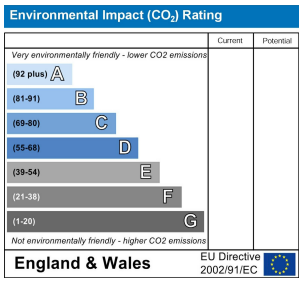


Area Map



Energy Efficiency Graph





Viewing

Please contact us on 01227 733888
if you wish to arrange a viewing appointment for this property or require further information.

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