



5 bed semi-detached house to buy in CT2

Whitstable Road, Canterbury, Kent, CT2 8EQ

£625,000 Starting Bid

 x 5  x 2  x 3

Tenure

Freehold

Driveway parking

Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Substantial Family Home
- ✓ Large Kitchen
- ✓ Impressive, substantial garden
- ✓ EPC Rating F

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: F
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Thomas Jack Smith
Branch Manager
South East Auction

01634 565510
southeast@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Sold via Secure Sale online bidding. Terms & Conditions apply.

Elmley is a handsome and characterful double-fronted period house offering generous, well-proportioned and versatile accommodation, set in a highly convenient location within easy reach of Canterbury's historic city centre. This substantial property presents a rare opportunity for general updating and modernisation, while also offering scope for extension and reconfiguration (subject to all necessary planning consents). The accommodation on the ground floor includes a spacious entrance hall, adjoining which is a useful lobby area and a shower room with w.c. There is a large dual-aspect sitting room to the front with sash windows, and a further reception room with patio doors overlooking and opening onto the garden. The separate dining room flows into the kitchen, which is fitted with a range of wall, drawer and floor units and a window overlooking the garden. To the rear is a practical utility room and garden room, along with a further passageway providing access to both the front and rear of the house. On the lower ground floor is a large cellar with two further smaller rooms and a window to the front. On the first floor, the accommodation continues to impress with five well-proportioned bedrooms, one of which benefits from its own w.c, as well as the family bathroom and separate W.C. The property benefits from gas fired central heating and offered for sale with no onward chain.

Externally, the property boasts an impressive outdoor space with a substantial garden incorporating paved patio leading onto an expansive lawn. Mature borders contain a variety of flowering plants and shrubs along with a large greenhouse. Vehicular access is gained from Cherry Garden Road leading to a detached garage.

Beyond the principal garden lies a further parcel of land, offering exciting potential for redevelopment. Subject to all necessary planning consents, this space could be utilised to enhance the garage, create additional ancillary accommodation, or even develop a self-contained annexe using the existing garage building.

The property enjoys an enviable setting with easy access to Canterbury city centre, and Canterbury West station, which provides High-Speed rail links to London St. Pancras with a journey time of approx. 55mins. The local independent schools, including The King's School, St. Edmund's and Kent College, are nearby, as well as a number of well-regarded primary and secondary schools on the South side of the city. The nearby countryside provides lovely walks towards the North Kent coast.

Council tax band: G

Tenure: Freehold

EPC Rating: 26F

What3Words: ///palace.habit.once

Property additional info

Porch

Hallway

Lobby

Reception Room One: 17' 7" x 15' 0" (5.36m x 4.57m)

Reception Room Two: 16' 4" x 14' 2" (4.97m x 4.31m)

Dining Room: 20' 11" x 10' 11" (6.37m x 3.32m)

Kitchen: 12' 0" x 10' 11" (3.65m x 3.32m)

Utility Room: 5' 7" x 3' 2" (1.70m x 0.96m)

Garden Room: 5' 9" x 5' 7" (1.75m x 1.70m)

Shower Room: 6' 2" x 4' 6" (1.88m x 1.37m)

W.C: 4' 8" x 4' 3" (1.42m x 1.29m)

Lower Ground Floor

Cellar One: 13' 0" x 8' 9" (3.96m x 2.66m)

Cellar Two: 8' 9" x 4' 6" (2.66m x 1.37m)

Cellar Three: 11' 1" x 8' 11" (3.38m x 2.72m)

First Floor

Bedroom One: 18' 5" x 15' 0" (5.61m x 4.57m)

Bedroom Two: 18' 5" x 11' 2" (5.61m x 3.40m)

Bedroom Three: 15' 1" x 11' 10" (4.59m x 3.60m)

Bedroom Four: 14' 5" x 12' 2" (4.39m x 3.71m)

W.C: 9' 2" x 3' 5" (2.79m x 1.04m)

Bedroom Five: 10' 11" x 10' 11" (3.32m x 3.32m)

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £625,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Whitstable Road, Canterbury, Kent, CT2 8EQ

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way , Silverlink Business Park, Wallsend, NE28 9NY, Tel: 01634 565510, southeast@pattinson.co.uk, www.pattinson.co.uk

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