



Canterbury
Guide Price: £350,000 Freehold

4 Henry Court
Gordon Road
Canterbury
CT1 3PL

DESCRIPTION

4 Henry Court is a three-bedroom, terraced house built, we believe, in the early 1990s. Construction is of attractive brick with double-glazed windows and pretty bay window with pitched leaded roof, composite entry door, under a slate tiled roof.

The property is arranged over three floors to optimise on space, and benefits from a garage en-bloc, along with resident and guest parking.

FEATURES

Entrance: stairs to first floor.

Sitting room: wall-mounted storage cabinets, patio door onto rear garden, attractive wood flooring. Under-stairs storage cupboard.

Kitchen: range of base and wall-mounted cabinets, space for gas cooker with extractor above, washing machine, integrated dishwasher, space for fridge freezer. Double-glazed bay window to the front.

First floor and landing: stairs leading to second floor, linen cupboard.

Bedroom 2: range of fitted wardrobes with mirrored doors, panelled windows overlooking rear garden.

Bedroom 3: single bedroom with panelled window to the front.

Bathroom: kidney-shaped bath, shower above and shower screen, hand basin set in vanity unit, WC, chrome radiator, extractor fan, attractive tiling.

Master bedroom: a range of mirror-fronted fitted wardrobes, panelled window overlooking rear garden

En Suite Shower room: shower cubicle, tiled and chrome fittings, hand basin in vanity unit, WC.

PROPERTY INFORMATION

Services: All mains services are connected

Local Authority: Canterbury City Council

Council Tax Band: C



SITUATION

The property is conveniently situated to the south of Canterbury and within easy walking distance of Wincheap shops and the bustling city centre high street, which has an excellent shopping centre, a good choice of restaurants, bars and cafés, and many cultural interests including the popular Marlowe Theatre. Recreational facilities include championship cricket at the Spitfire St Lawrence Ground, rugby, a swimming pool, leisure centre and golf courses. The River Stour offers interesting boats trips and lovely riverside walks. There is a good choice of schools in both the state and private sectors, girls' and boys' grammar schools, and colleges and universities.

Transport links are also good, with the A2 linking into the M2, M20/M25 and other motorway networks.

Canterbury has two mainline railway stations, both within walking distance. Canterbury West operates the HS1 train service to London St Pancras in just under an hour. The Port of Dover and Eurotunnel are within easy reach, providing services to the continent.

OUTSIDE

To the front of the property is an ornamental wall, a few steps and path leading to front entrance, gravel area and shrubs. The rear enclosed garden is tiered, and is decked and edged with flower borders. A gate gives access to the garage and parking area.

VIEWINGS

Strictly by appointment through Whitney Homes

Tel: 01303 262853

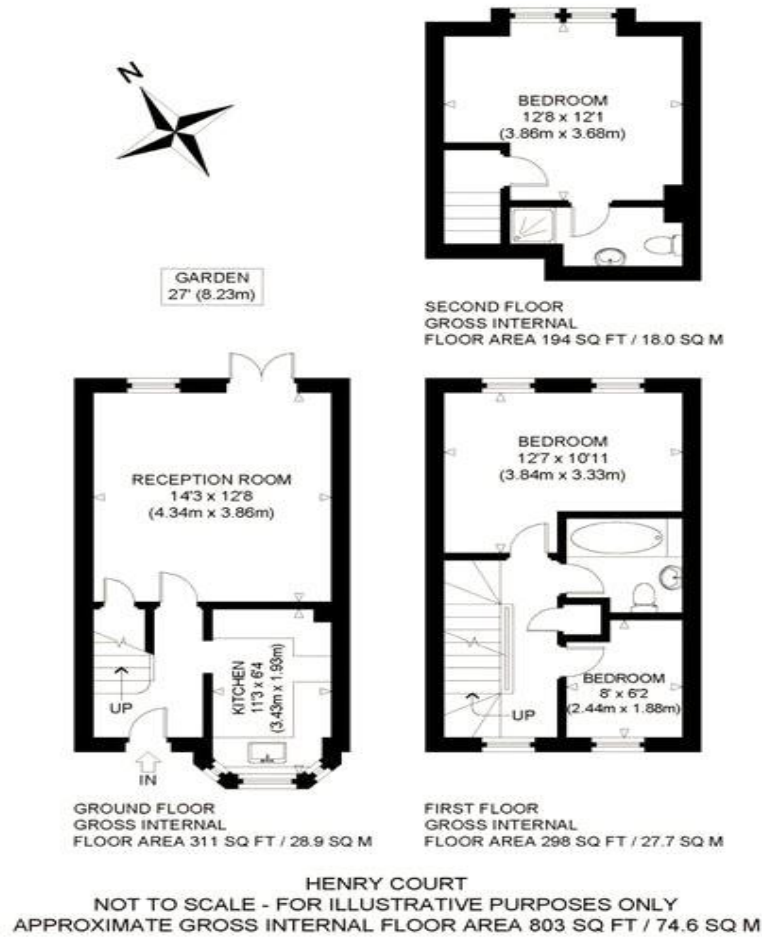
E: info@whitneyhomes.co.uk

W: www.whitneyhomes.co.uk

AGENT'S NOTE

We understand there is a resident's maintenance charge of £272.63 paid twice yearly, which covers all communal areas. We also understand there is additional 24-hour parking for guests.





Energy

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Whitney Homes
Hythe

01303 262853
info@whitneyhomes.co.uk



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