



Canterbury

Guide Price: £950,000 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY

Charlotte Mews
Gordon Road
Canterbury
CT1 3LY

DESCRIPTION

A fabulous investment opportunity to purchase, Two, 2-bedroom Mews style homes, along with a 2 bedroomed maisonette and separate retail shop.

Construction is attractive red brick, tile hung façade under tiled roof. private parking and walled boundary.

FEATURES

1a and 1B Charlotte Mews

- Open plan sitting /dining area and kitchen.
- Landing
- Two bedrooms
- Family bathroom.
- Private parking for one car for each unit.

1c Being retained by landlord, but investor will be given first opportunity to purchase, once they are in the position to sell.

1d Charlotte Mews, Maisonette

- **Private entry**, into hall with understairs storage cupboard, stairs to first floor,
- **First Floor Landing**, built in cupboards for storage, beamed ceilings and loft hatch.
- **Sitting Room**, double aspect with exposed beamed ceiling.
- **Kitchen**, fitted units, with base and wall mounted cabinets, integrated appliances;
- **Two bedrooms**
- **Family bathroom**. White suite, shower over bath, hand basin set in vanity unit, **WC**.
- **Private parking space**.
- **Retail Unit**,
- **Double fronted shop**, with side and rear access,
- **Small rear walled courtyard garden**
- **Private parking** for one car



SITUATION

The property is conveniently situated on the edge of Canterbury City and within easy walking distance to Wincheap high Street which offers an array of individually shops takeaway restaurants coffee shops, public houses and supermarkets, The properties are also easy walking distance to the bustling high street of Canterbury City centre, which offer excellent shopping centre a good choice of restaurants, bars, cafés shops, and many cultural interests including the popular Marlowe Theatre.

Recreational facilities include championship cricket at the Spitfire St Lawrence Ground, rugby, swimming pool, leisure centre and golf courses. The River Stour offers interesting boats trips and lovely riverside walks.

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. Canterbury East, operates services in to neighbouring towns and villages and London Victoria. The Port of Dover and Eurotunnel, both offer services to the continent.

VIEWINGS

Strictly by appointment through Whitney Homes

Tel: 01303 262853

E: info@whitneyhomes.co.uk

W: www.whitneyhomes.co.uk

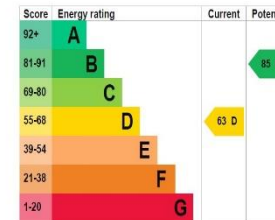
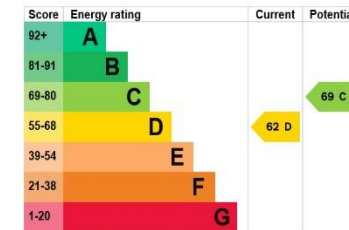
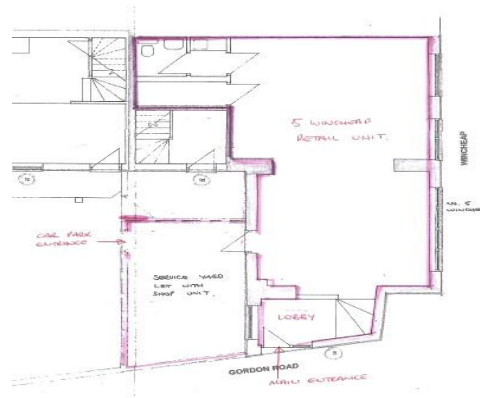
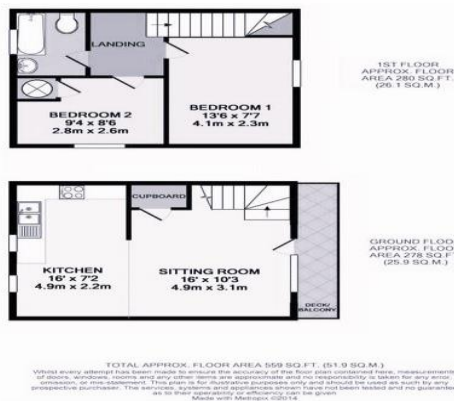
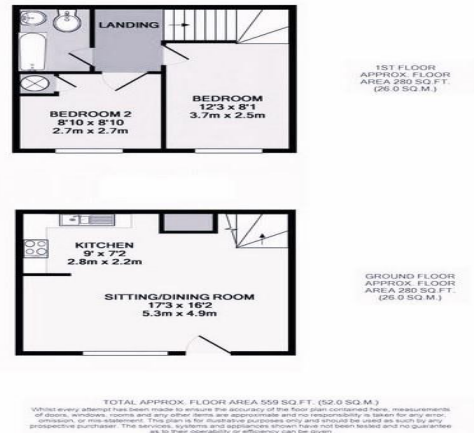
PROPERTY INFORMATION

Services: mains water, electricity, drainage, heating is electric storage heaters.

Local Authority: Canterbury City Council

Council Tax Band: B and C





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 should 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

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