Grove Terrace, Canterbury, CT1 3SZ

Asking Price £325,000

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.

The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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)

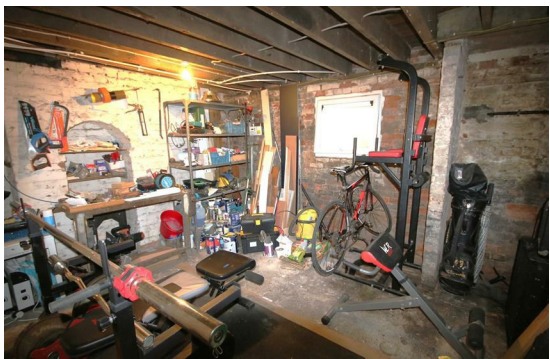
Cellar
13'9" x 14'4" (4.209 x 4.376)











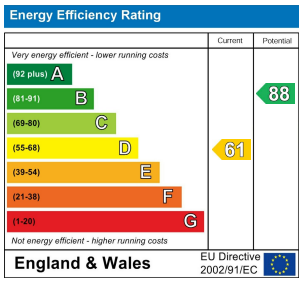
Floor Plan

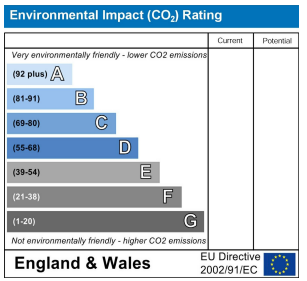


Area Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.