



36 Lansdown Road, Canterbury

Guide Price **£350,000**

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Canterbury, Canterbury

GUIDE PRICE - £350,000-£400,000

Miles and Barr proudly present this inviting Victorian three bedroom mid-terrace residence on Lansdown Road, Canterbury.

This charming period home, nestled in a peaceful cul-de-sac near the city centre, boasts an alluring rear garden. Meticulously maintained by its current owner, it's an excellent option for first-time buyers, those seeking a second home to explore Canterbury's attractions, or those looking to downsize.

Upon entering, you're greeted by an entrance hall leading to a bay-fronted lounge adorned with plantation shutters, and a captivating feature fireplace containing a recently added woodburning stove. Leading through is the dining room, also graced with a feature fireplace. The shaker-style kitchen is a blend of elegance and functionality, complete with a range cooker, while a utility room adds to the convenience.

The first floor houses two double bedrooms, each boasting their own unique feature fireplaces, and a charming family bathroom featuring a delightful free-standing bath. Ascend to the second floor, where you'll find another bedroom, currently utilized as a bedroom/ home office.

Outside, the front garden boasts mature trees and shrubs, while the private rear garden has been thoughtfully landscaped. The patio area sets the scene for delightful summer dining, transitioning seamlessly to a well-maintained lawn.





Entrance Hall

Leading to

Living Room

11' 10" x 10' 8" (3.61m x 3.25m)

Dining Room

12' 8" x 10' 3" (3.86m x 3.12m)

Kitchen

11' 2" x 7' 6" (3.40m x 2.29m)

Utility Room

7' 10" x 7' 6" (2.39m x 2.29m)

First Floor

Leading to

Bathroom

8' 0" x 7' 6" (2.44m x 2.29m)

Bedroom

15' 6" x 10' 11" (4.72m x 3.33m)

Bedroom

12' 0" x 6' 9" (3.66m x 2.06m)



Second Floor

Leading to

Bedroom

13' 5" x 10' 3" (4.09m x 3.12m)



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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure