



# Havelock Street, Canterbury, Kent

Guide Price £425,000 Freehold

4 bedroom terraced house for sale

## Description

Be Quick to view this stunning four bedroom Victorian house, which is ideally located within 0.5 mile from Canterbury cathedral and the city centre. This property has undergone extensive refurbishment, which cleverly compliments the character and charm that this property deserves, it's a versatile property with flexible accommodation. The ground floor comprises of a useful reception room to the front with a feature fireplace, the perfect place to relax in front of the television, from the hallway you walk into the sunny dining room which is open plan into a beautiful fitted kitchen, this large space is perfect for families and for entertaining, the kitchen also adjoins a utility room and a downstairs toilet. There is a door from the dining room into the garden, and the garden can also be accessed at the end of the utility room. Outside, is a fantastic private and mature garden brilliant for entertaining in those warm Summer months and there is a cabin with power and light. On the first floor, you will find the main bedroom (currently set up as a large lounge), one further bedroom (used as a study) and the beautiful family bathroom, again tastefully presented with a period feel. The high ceilings in this property add to the sense of space, which is true throughout the entire home. Upstairs, on the second floor are two very good sized bedrooms, both with fitted storage. If its your dream to own a family home within touching distance of the city centre then you've found it! Also being a resident of this road, you have the opportunity to apply for a cathedral pass allowing you a charming walk through the cathedral grounds in to the city centre.

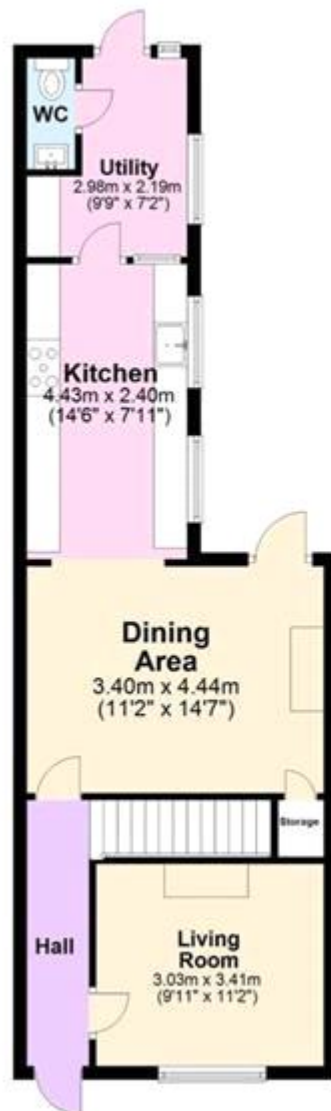


Havelock Street is conveniently also home to the Canterbury Day Nursery and is in touching distance to the popular St. Thomas' Catholic Primary School. To find such a well presented property in such an excellent location is going to be hard to find elsewhere.  
Viewing Highly Recommended

Council Tax Band: D  
Tenure: Freehold  
Garden details: Enclosed Garden, Private Garden, Rear Garden

**Tenure**  
Freehold

Ground Floor



First Floor



Second Floor







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>82</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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