





# New Street

Ash, Canterbury, Kent, CT3 2BN

**Guide Price £280,000**

**Freehold**

Nestled in the heart of Ash, this charming Victorian mid-terrace presents a wonderful opportunity for home-movers seeking character, space, and scope to personalise. Well maintained throughout, the property offers a comfortable living environment with the potential to update and modernise, making it ideal for those looking to create a home tailored to their own taste. Positioned on New Street, it enjoys a convenient setting within easy reach of local amenities, schools, and transport links to Canterbury and beyond.

Upon entering, you're welcomed by a traditional entrance hall that leads into a bright and inviting living room, where a bay window and feature fireplace add warmth and period charm. The adjoining dining room benefits from double doors that open into a spacious kitchen/dining area, complete with fitted units, a breakfast bar, and ample room for informal meals and entertaining. A downstairs WC and cloakroom provide added practicality for everyday living.

Upstairs, the landing gives access to two generous double bedrooms, with the principal room featuring built-in wardrobes for convenient storage. The family bathroom is well-appointed with a four-piece suite, offering both a bath and separate shower for flexible use.

Externally, the property enjoys a private driveway to the front, while the rear garden is predominantly laid to patio, creating a low-maintenance outdoor space ideal for relaxing or hosting. A brick-built shed and timber cabin offer excellent storage or potential for hobby use, rounding off the appeal of this versatile home. With its blend of character and potential, this property is ready to welcome its next chapter.





The accommodation is as follows:  
(NB: all measurements are an approximate guide only).

#### Ground Floor

Entrance Hall	
Living Room	3.46 x 4.46
Dining Room	3.64 x 4.51
Kitchen/ Dining Room	3.02 x 4.41
WC	

#### First Floor

Landing	
Bedroom 1	3.66 x 4.57
Bedroom 2	2.89 x 3.66
Family Bathroom	

#### Second Floor

Loft Room	3.27 x 4.28
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#### External

Driveway  
Rear Garden  
Cabin



**Services:** (Mains) Water, Gas, Electricity & Drainage.

**Council Tax:** Band C (Dover District Council)

**Energy Rating:** Current 67 | D. Potential 77 | C.

**Viewing by appointment only:** Finn's Sandwich  
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Approximate Area = 1137 sq ft / 105.6 sq m

For identification only - Not to scale



**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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