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93 Old Dover Road, Canterbury, Kent, CT1 3PG

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**93 Old Dover Road, Canterbury, Kent,
CT1 3PG**

Guide Price £570,000 Freehold

A light and airy four / five bedroom detached family home with off road parking offered for sale with no onward chain located in a convenient position just half a mile from the City centre.

- 4/5 Bedroom Detached Family Home
- No Chain
- Bright & Spacious Accommodation
- Two Reception Rooms
- Off Road Parking
- Two Bathrooms
- Utility Room

The front door opens to the entrance hall and through to the sitting room which overlooks the front garden. To the rear is the spacious kitchen/breakfast/dining room which is a lovely sociable space with bi-folding doors leading to the rear garden. The kitchen is fitted with a good range of contemporary white gloss units, an integrated double oven and electric hob. There is also a handy utility room, rear lobby and downstairs cloakroom.

Upstairs, the landing leads to bedrooms two, three and four and the study/occasional bedroom and the family bathroom.

The second floor comprises the main bedroom which benefits from a walk in dressing room and a spacious en-suite shower room.

Outside, the property is set back from the road behind its front garden which is mainly laid to lawn. We understand there is a right of way across the garden for the neighbouring property.

Most of the garden lies to the rear and is fence enclosed. There is off road parking accessed from the rear in St Lawrence Close.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



The property is located less than a mile from Canterbury city centre and is conveniently positioned for access to Canterbury East mainline station (approximately 0.6 miles), Canterbury West mainline station (approximately 1.2 miles) and the bus station. The historic Cathedral City, a UNESCO World Heritage Site, offers a wide range of cultural and leisure amenities including theatres, bars, restaurants and a major shopping centre, alongside a variety of independent and designer retailers. The city is also renowned for its excellent educational facilities, including highly regarded public and state schools as well as two universities. Several of the city's grammar schools including the Simon Langton Boys' & Girls' and Barton Court are within easy walking distance. Mainline rail services provide regular connections to London Victoria (approximately 95 minutes) and high-speed services from Canterbury West to London St Pancras (approximately 56 minutes).

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage

Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 10/2/26



Old Dover Road, Canterbury

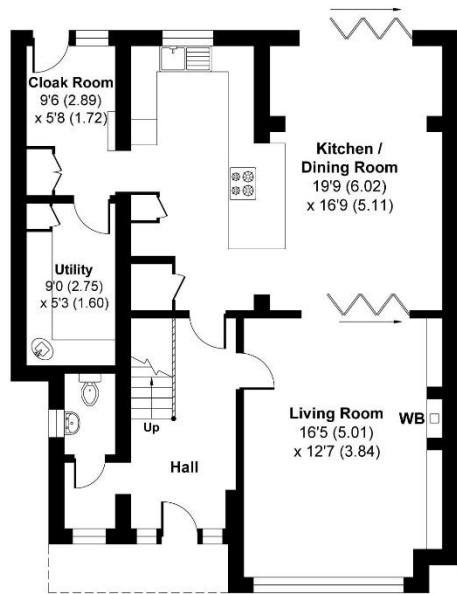
Approximate Gross Internal Area = 171.02 sq m / 1840.84 sq ft
(Including Eaves)

For identification only - Not to scale

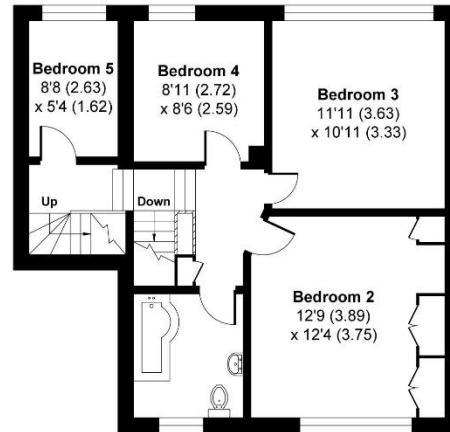


Restricted Head Height

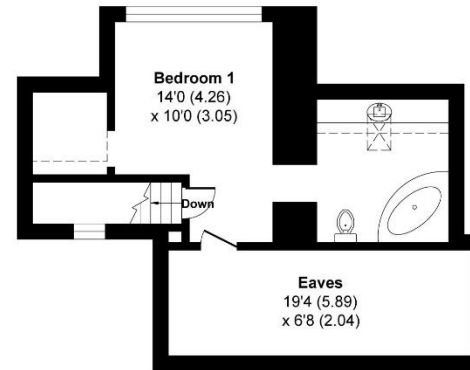
Garden
32'10 (10.0)
x 26'3 (8.0)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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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Lettings: 01227 452111

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Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Pack House
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St Nicholas at Wade
Kent CT7 0NE
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