



SINCE 1865

96 Black Griffin Lane, Canterbury, Kent, CT1 2DE

www.finns.co.uk

**96 Black Griffin Lane, Canterbury,
Kent, CT1 2DE**

£270,000 Freehold

A well presented two double bedroom cottage situated in a tucked away location on Black Griffin Lane just a short walk from the High Street and Canterbury West and East railway stations.

- Two Double Bedroom Cottage
- Tucked Away Location in The City Centre
- Close To Canterbury West Railway Station
- No Chain
- Gas Central Heating
- Rear Garden

The front door leads to a useful porch and through to the sitting room and through to the kitchen which has a good range of wall and base units, spaces for appliances and room for a breakfast table. The bathroom is downstairs and comprises a white suite with shower, w.c and wash hand basin and a rear lobby / utility room leads to the garden.



Upstairs, there are two double bedrooms with bedroom 1 benefiting from a built in wardrobe. Bedroom two is to the rear and has a useful dressing room / study. It is thought this space could be turned in to a shower room.

Outside, the property is set behind a small front garden. The rear garden measures approximately 39' x 12' and is mainly paved and has a variety of trees and shrubs. There is a right of way which is typical of terraced cottages.

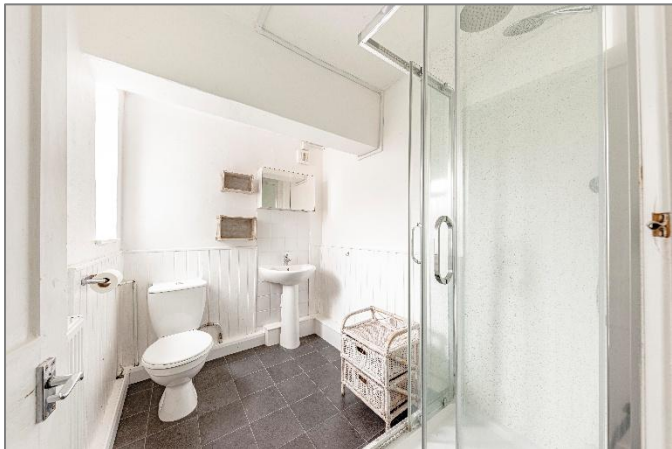
Black Griffin Lane is a desirable, tucked away street in central Canterbury, lined with period properties and just a short level walk from the High Street and Whitefriars Shopping Centre. Local amenities are within easy reach with M&S, Sainsbury's Local and Tesco Metro all nearby. Cultural highlights such as the Marlowe Theatre, Canterbury Cathedral and a diverse array of restaurants, bars, and cafés are all nearby. Canterbury West railway station is less than a 10 minute walk with its high speed line to London St Pancras in just 56 minutes.

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

Services: Mains gas, electricity, water & drainage.

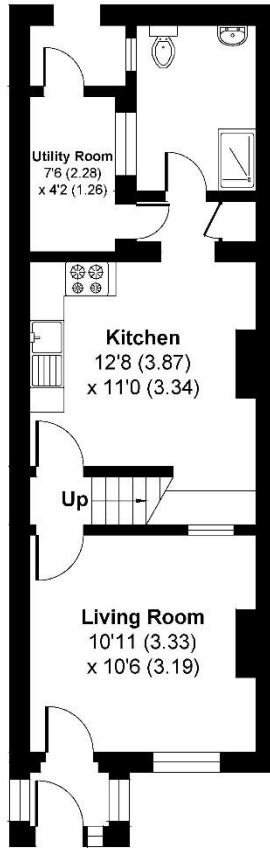
Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 18/7/25

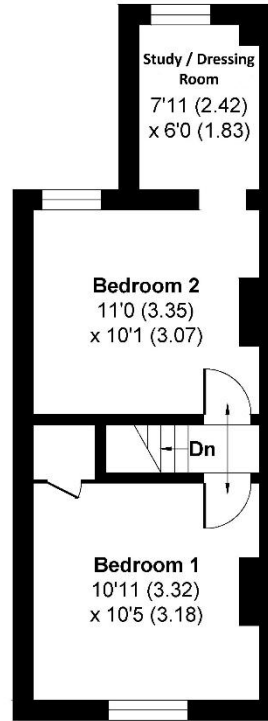




Garden
39'5 (12.0)
x 12'6 (3.80)



GROUND FLOOR



FIRST FLOOR

Black Griffin Lane, Canterbury

Approximate Gross Internal Area = 65.69 sq m / 707.08 sq ft

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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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Canterbury
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The Pack House
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

