



FINN'S

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131 Strangers Lane, Canterbury, Kent, CT1 3XN

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**131 Strangers Lane, Canterbury,
Kent, CT1 3XN**

£320,000 Freehold

A beautifully presented two-bedroom semi-detached bungalow, positioned just over a mile from Canterbury city centre and within easy reach of local amenities, is offered for sale with no onward chain.

- Two-bedroom semi-detached bungalow
- Immaculately presented throughout
- No onward chain
- Conservatory
- Detached garage
- En-suite to main bedroom

The property has been tastefully decorated and is ready to move straight into. The accommodation comprises an entrance hall, a welcoming sitting room with doors opening into a conservatory that overlooks the rear garden and a well-appointed kitchen fitted with a range of wall and base units, space for appliances, and a built-in electric oven with gas hob.

The main bedroom benefits from an en-suite shower room, while the second bedroom is a spacious double with views to the front garden.

Externally, a shared driveway provides access to the detached garage. The majority of the garden is situated to the rear and measures approximately 43 ft by 28 ft.

Strangers Lane is located just over a mile from the city centre with its ever expanding range of shops, restaurants and leisure facilities. Close by in Wincheap is the Morrison's supermarket, Boots the chemist, a pet store and a gym – all within a couple of minutes' drive from the bungalow. The A2 is easily accessible with its links to the M2 and wider motorway network.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



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).

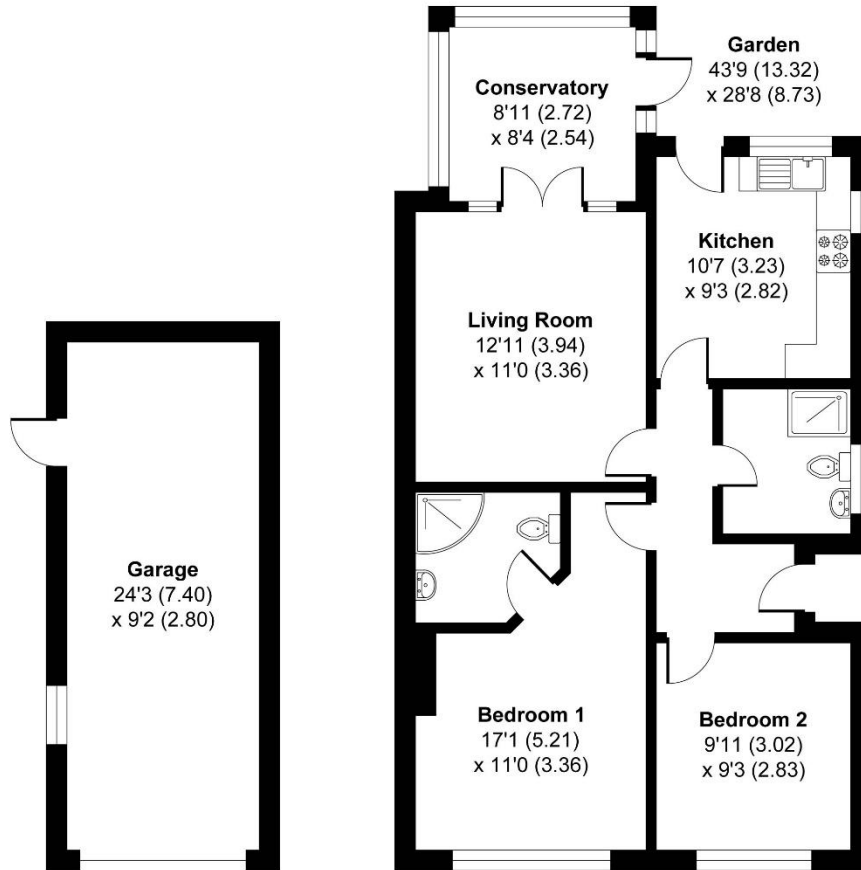
Date: These particulars were prepared on 17/4/26





Strangers Lane, Canterbury

Approximate Gross Internal Area = 68.78 sq m / 740.34 sq ft
 Garage = 20.72 sq m / 223.03 sq ft
 Total = 89.50 sq m / 963.37 sq ft
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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