



67 Stour Street, Canterbury, Kent, CT1 2NZ

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CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS

**67 Stour Street, Canterbury, Kent,
CT1 2NZ**

£250,000 Freehold

A charming Grade II Listed two bedroom cottage situated in a quiet street within the City walls and just a short walk from the High Street and all of the amenities the City centre has to offer.

- Two Bedroom City Centre Cottage
- Grade II Listed
- Would Benefit From Some Modernisation
- Loft Space
- Courtyard Garden
- Planning Permission was granted in 2022 for a 2 storey rear extension.

The accommodation consists of an open plan sitting room/dining room, kitchen and downstairs bathroom.

Upstairs, the landing leads to bedroom one to the front and the study/bedroom two to the rear. It is thought this space could be reconfigured to have a staircase leading to the loft which could create a larger bedroom in the loft space – subject to planning and listed building consent.

Planning permission was granted in September 2022 for a 2 storey double height rear extension. Full plans can be viewed at the Canterbury City Council website under reference **CA/22/00673**.

Ideally located within Canterbury's historic city walls, it is just a short stroll from the vibrant High Street, Canterbury Cathedral, and Canterbury West railway station with its high speed service to London St Pancras in 56 minutes. Despite its central location,



the property enjoys a peaceful setting, tucked away from the city's hustle and bustle.

Residents' parking permits are available to purchase from Canterbury City Council.

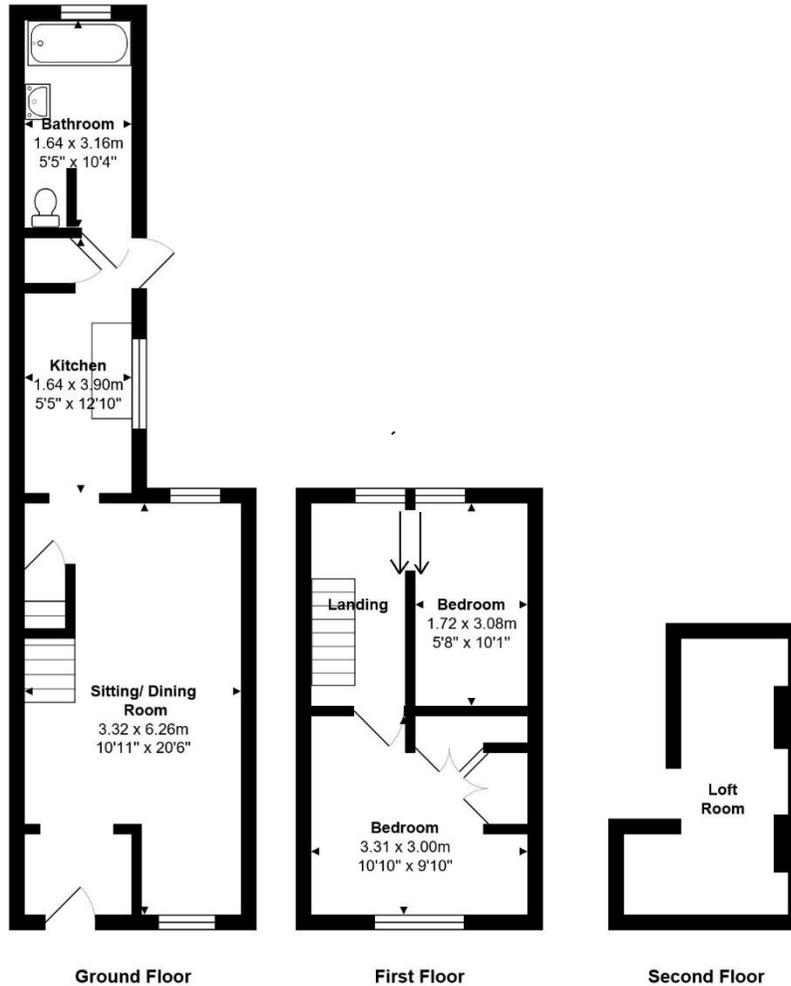
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water and drainage.

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

Date: These particulars were prepared on 3/3/26





Total Area: 61.6 m² ... 663 ft²

Measurements of doors, windows and rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement
This plan is for illustrative purpose only .



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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