



63 St Martin's Road, Canterbury, Kent, CT1 1QP

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**63 St Martin's Road, Canterbury,  
Kent, CT1 1QP**

**£325,000 Freehold**

A charming three bedroom semi-detached family home with a good size rear garden in the popular St Martin's Road within easy walking distance to Christ Church and the City centre. The house has recently been redecorated throughout and fitted with new carpets and is offered for sale with no onward chain.

- Three Bedroom Semi-Detached Family Home
- No Chain
- Two Reception Rooms
- Charming Period Doors & Fireplaces
- Good Size Rear Garden
- New Carpets & Recently Decorated Throughout
- Walking Distance To Christ Church & The City Centre
- Potential To Create Off Road Parking (subject to consent)

The front door opens to the entrance hall and through to the spacious sitting room which is to the front of the house. To the rear is the separate dining room which overlooks the rear garden. The kitchen has a good range of wall and base units with spaces for appliances.

Upstairs, the landing leads to three generously sized bedrooms and the family bathroom.

Outside, the rear garden is mainly laid to lawn with a variety of established trees and shrubs and is fence and hedge enclosed.

St Martin's Road is a no through road off North Holmes Road and is within easy walking distance to Christ Church, Barton Court Grammar School, Barton Manor School and all that the City centre has to offer.



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

**Services:** Mains gas, electricity, water & drainage.

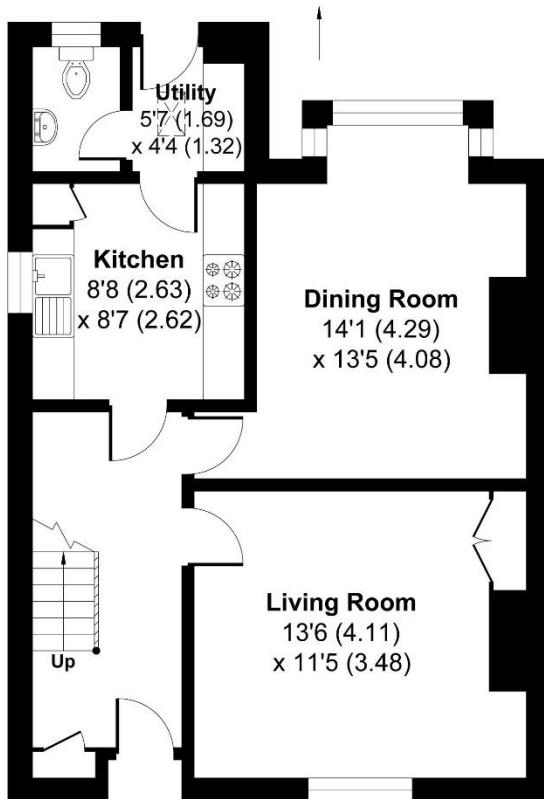
**Council Tax:** Band 'C' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

**Date:** These particulars were prepared on 12/1/26





**Garden**  
88'8 (27.0)  
x 24'0 (7.30)

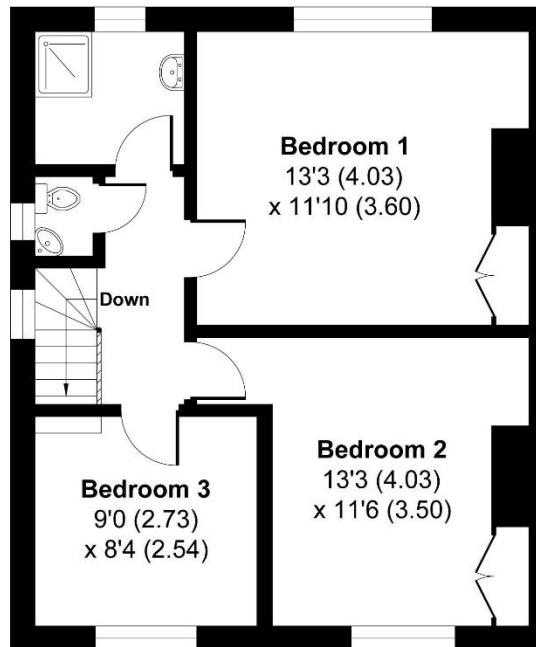


**GROUND FLOOR**

## St Martins Road, Canterbury

Approximate Gross Internal Area = 91.42 sq m / 984.03 sq ft

For identification only - Not to scale



**FIRST FLOOR**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs: (92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(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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