



Since 1865



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

[www.finns.co.uk](http://www.finns.co.uk)



www.finns.co.uk

**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.

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](http://www.voa.gov.uk)).

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





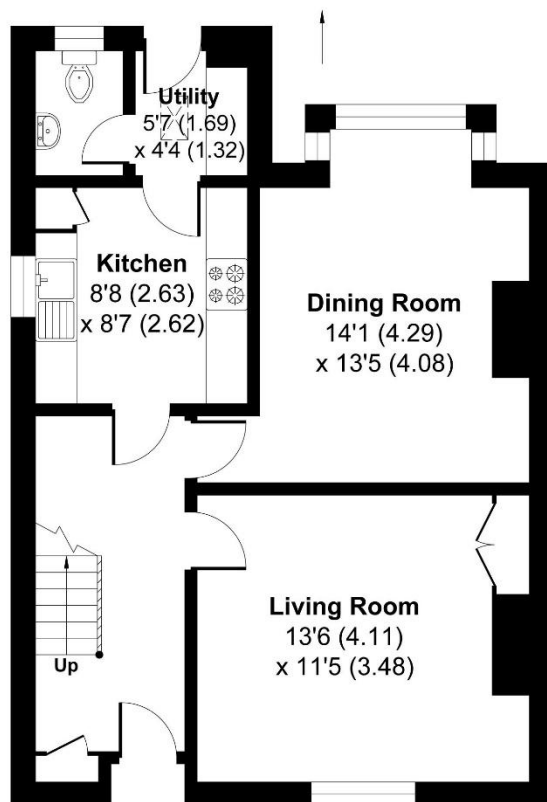


**Garden**  
88'8 (27.0)  
x 24'0 (7.30)

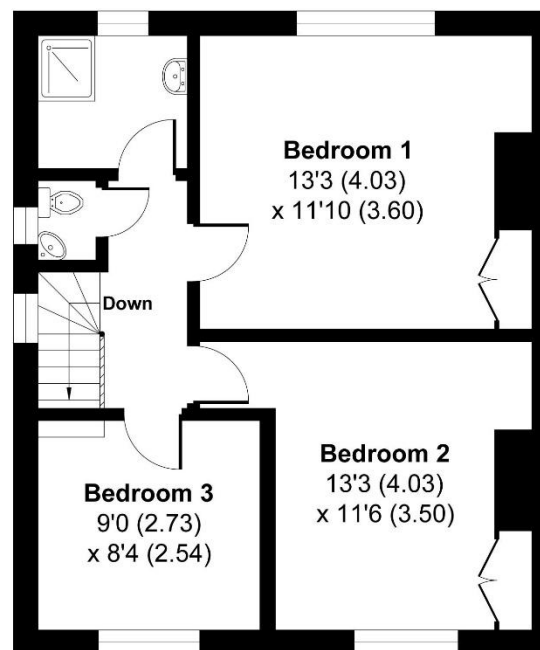
## St Martins Road, Canterbury

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

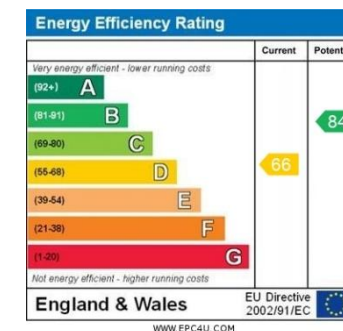
For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



**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.

**FINN'S CANTERBURY**  
82 Castle Street  
Canterbury  
Kent CT1 2QD  
Sales: 01227 454111  
Lettings: 01227 452111

**FINN'S SANDWICH**  
2 Market Street  
Sandwich  
Kent CT13 9DA  
Sales: 01304 612147  
Lettings: 01304 614471

**FINN'S ST NICHOLAS AT WADE**  
The Pack House  
Wantsum Way  
St Nicholas at Wade  
Kent CT7 0NE  
Tel: 01843 848230



the mark of  
property  
professionalism  
worldwide

