



**FINN'S**

since 1865

38 Dover Street, Canterbury, Kent, CT1 3HQ

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

**38 Dover Street, Canterbury, Kent,  
CT1 3HQ**

**Guide Price £325,000 - Freehold**

A rare opportunity to buy a very pretty mid-terraced cottage in an unrivalled location close to the City Centre.

- Hallway
- Living Room
- Dining Room
- Kitchen
- Bathroom
- Cellar
- Two Double Bedrooms on the First Floor
- Third Double Bedroom on the Second Floor
- Courtyard Garden

This exquisite Grade II Listed terraced cottage is set in the heart of the Oaten Hill Conservation Area on Dover Street.

The house dates from the mid 19<sup>th</sup> century and is arranged over two floors with a good attic room and a cellar, with mellow brick elevations, a slate roof and sash windows. Having been in the same family ownership and let for many years, the property is now available for sale and would benefit from cosmetic updating.

Ideally located just outside the city walls, it is well placed for local facilities, including a nearby Waitrose. It is an easy walk to both Canterbury East and Canterbury West Railway Stations, with the High Speed Service to London St Pancras in 56 minutes from the West Station.

The front door opens to the hall with a living room with an ornamental fireplace off, an inner hall with the staircase to the first floor and stairs down to a useful cellar. To the back of the house is a larger dining room and a kitchen with a door to outside. A utility area with plumbing for a washing machine and a gas boiler leads to the bathroom.



On the first floor are two good sized double bedrooms, a landing with a wardrobe and on the second floor is a further double bedroom with a wardrobe and eaves storage. Unusually, this has good head room and could be adaptable for use as a home office.

At the back of the house is a courtyard garden.

**Viewing:** By appointment through Finn's, Canterbury.  
Tel: 01227 454111 – [canterbury@finns.co.uk](mailto:canterbury@finns.co.uk)

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

**Council Tax:** Band 'C' – Canterbury City Council.

**Date:** These particulars were prepared in June 2026.

**Agent's Note:** The property is in the same ownership as 39 Dover Street, which is also currently for sale. The title will be split. The boundary wall between the properties is a party wall and the new fence dividing the gardens will be jointly owned. The water supply serving 38 Dover Street comes from No. 39 and their drains run into the No. 38 drains. The appropriate rights and reservations will be detailed in the respective transfers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM





# 38 Dover Street, Canterbury

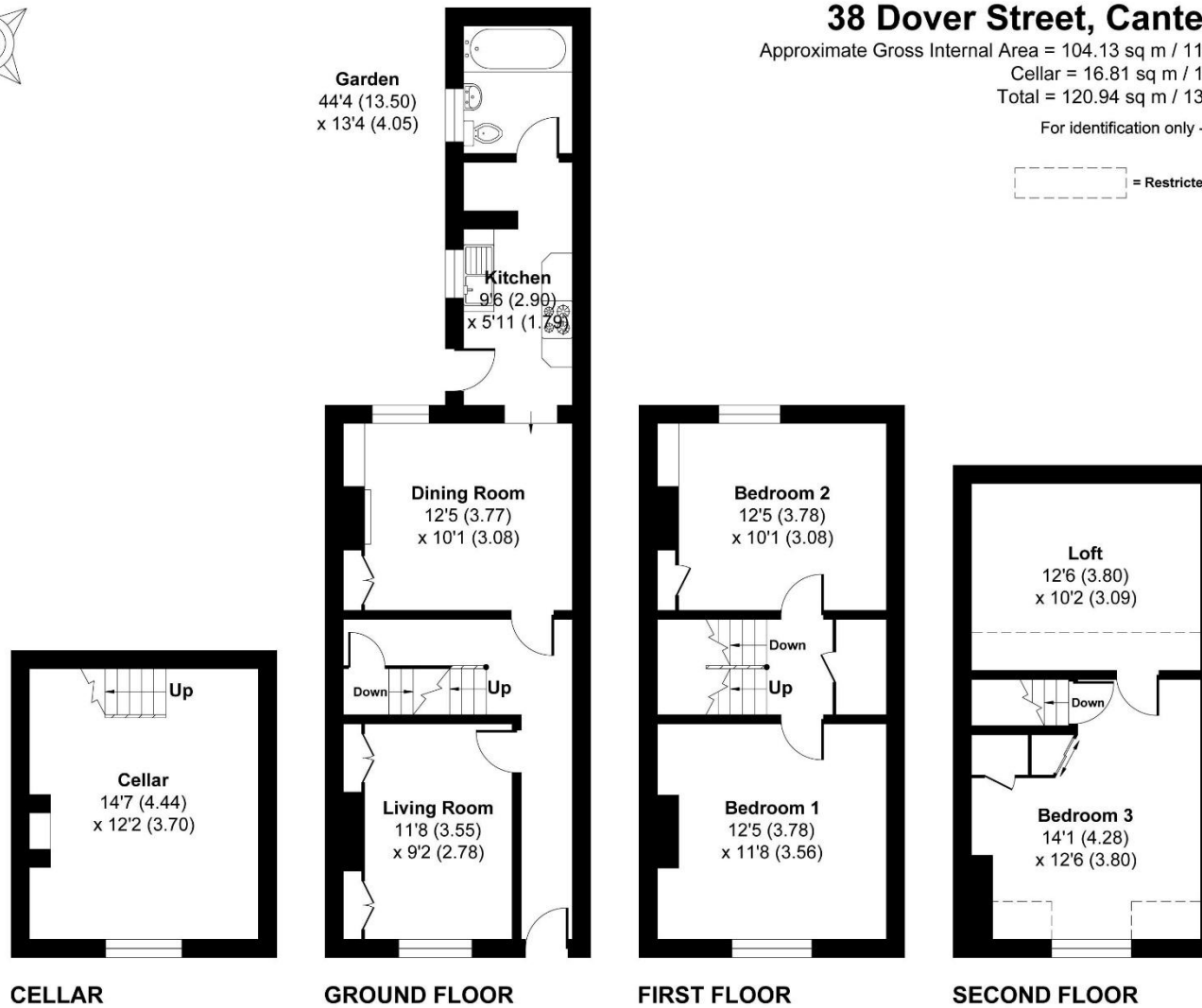
Approximate Gross Internal Area = 104.13 sq m / 1120.84 sq ft

Cellar = 16.81 sq m / 180.94 sq ft

Total = 120.94 sq m / 1301.78 sq ft

For identification only - Not to scale

= Restricted Head Height



**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

