



GUILDCREST ESTATES



13 Barton Road, Canterbury CT1 1YG



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Barton Road, Canterbury CT1
1YG

Guide price £350,000

***Guide Price £350,000 -
£375,000*** Located on the highly desirable
Barton Road in South Canterbury, this semi-
detached bungalow offers a rare chance to
create a fantastic home in one of the city's
most sought-after areas.

Spanning approximately 1,374 sq. ft., the
property provides generous accommodation
with three bedrooms, two bathrooms and a
conservatory. The layout makes it ideal for
families, downsizers, or anyone looking for a
home with scope to add value.

The standout appeal lies in its potential. While
perfectly liveable as it stands, the property
would benefit from updating, presenting a
superb opportunity to modernise and tailor it
to your own taste.

Situated close to excellent schools, local
amenities, and Canterbury city centre, this
property combines a prime location with
genuine scope for improvement – a
combination rarely available on the market.

Conservatory
16'2 x 7'11 (4.93 x 2.41)

Kitchen
10'8 x 8'10 (3.24 x 2.68)





Reception Room
11'10 x 10'2 (3.60 x 3.10)

Dining Room
8'9 x 7'6 (2.66 x 2.29)

Bedroom 1
14'8 x 10'3 (4.48 x 3.12)

Bedroom 2
13'6 x 9'9 (4.11 x 2.98)

Bedroom 3
9'11 x 9'3 (3.02 x 2.83)

Shower Room

Bathroom

Rear Garden

Front Exterior





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Key Features

- Spacious 1,374 sq ft Semi-Detached Bungalow
- Perfect project opportunity
- Bright conservatory
- Semi-detached bungalow
- Located in South Canterbury
- Close to fantastic schools
- Ideal for families or downsizing
- Viewing recommended
- Garage to the rear perfect for storage

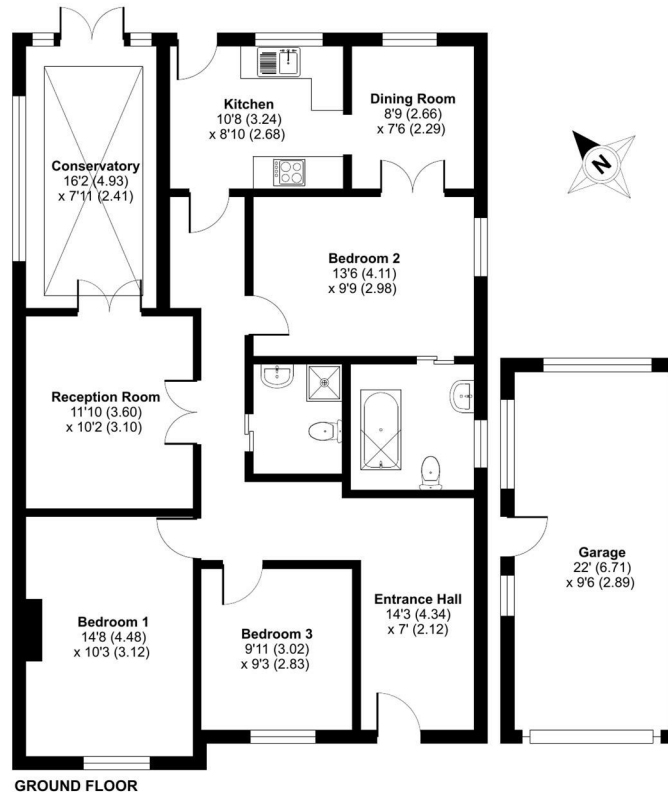
Important Information

Bungalow - Semi Detached
1374.00 sq ft
Council Tax Band C
EPC Rating C

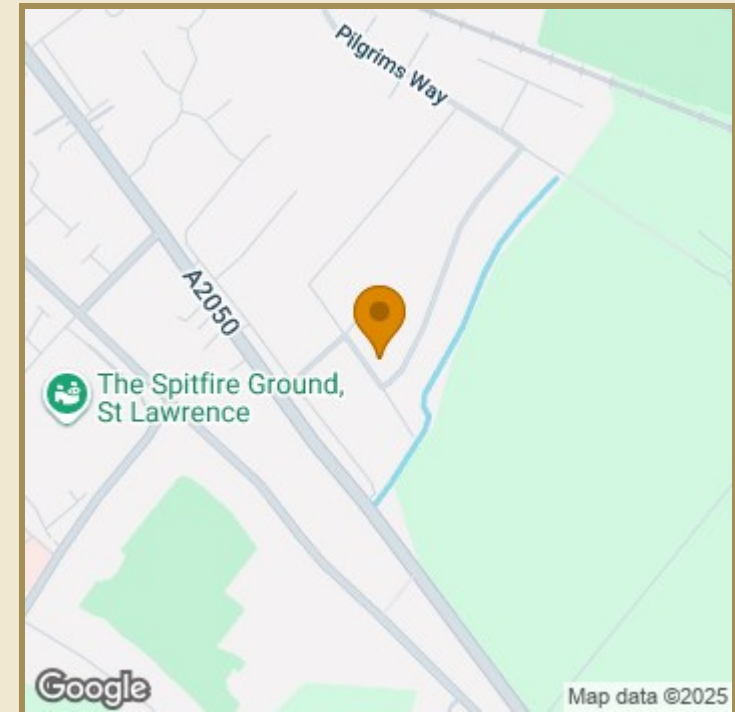
£350,000

Barton Road, Canterbury, CT1

Approximate Area = 1166 sq ft / 108.3 sq m
Garage = 208 sq ft / 19.3 sq m
Total = 1374 sq ft / 127.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Guildcrest Estates Ltd. REF: 1358991



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	86
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



01227 696000 www.guildcrestestates.co.uk

24 Lower Bridge Street, Canterbury, Kent CT1 2LG



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered in England & Wales | VAT Number: 374 4288 71

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