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11 Blackfriars Street, Canterbury, CT1 2AP

Guide Price £325,000 Freehold

A charming, Grade II Listed end of terrace period cottage situated in a quiet position in the heart of the City centre just moments from the Cathedral & High Street.

- Delightful Two Bedroom End Of Terrace Cottage
- Grade II Listed
- Two Reception Rooms
- Two Bathrooms
- Courtyard Rear Garden
- Double Aspect Sitting Room & Dining Room
- Period Fireplaces & Doors Throughout
- Gas Central Heating
- No Forward Chain

The front door opens to the double aspect sitting room which benefits from a gas fire and leads through to the dining room which is also double aspect and has a period feature fireplace.

The kitchen has a range of wall and base units, an electric oven and spaces for appliances. A rear lobby leads to the downstairs shower room.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Upstairs, the small landing leads to the two double bedrooms with bedroom one being at the rear with a door leading to the first floor bathroom.

Outside, the rear courtyard garden measures approximately 18' x 12' and is fence and wall enclosed.

Blackfriars Street is a quiet residential area just a couple of minutes level walk from the main High Street and Whitefriars Shopping Centre. M&S, Sainsburys Local and Tesco Metro are all within easy reach as are the city's ever expanding range of cultural and leisure facilities including the Marlowe Theatre, Canterbury Cathedral, and a huge range of restaurants, bars and caf  s. The Westgate Gardens and Dane John Gardens are also close by and are beautifully maintained by the City council and are super spaces to enjoy throughout the year. The bus station and both Canterbury East & West railway stations are also nearby with direct services from London Canterbury and on to much of the Kent coast.

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

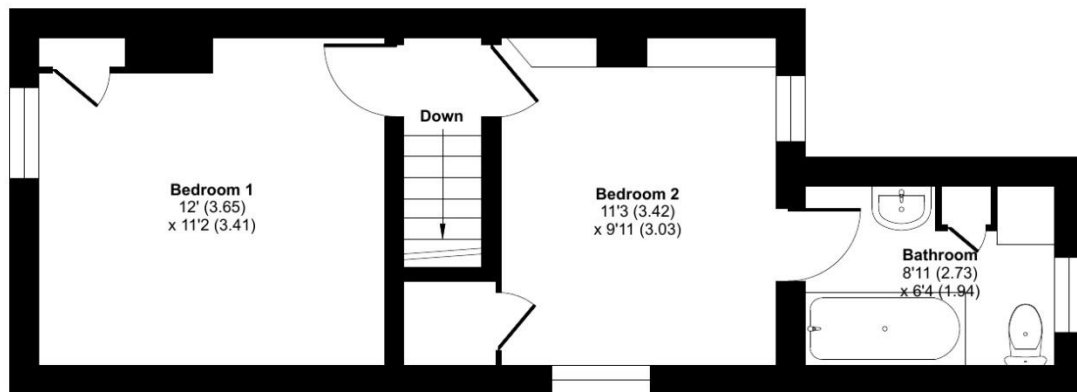
**Services:** Mains gas, electricity, water & drainage.

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

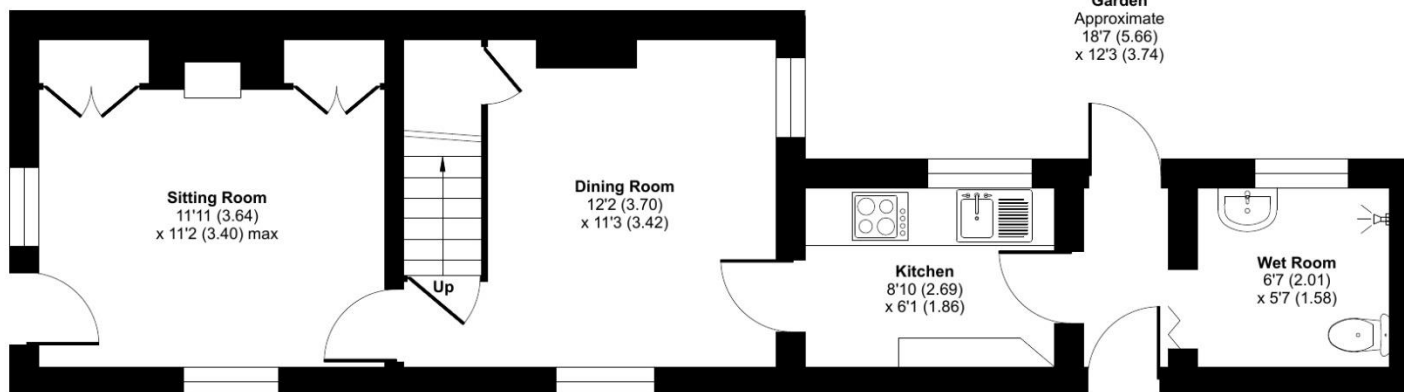
**Date:** These particulars were prepared on 25/4/24



Approximate Area = 745 sq ft / 69.2 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlichecom 2024. Produced for Finns. REF: 1110276

**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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