

60 Castle Street, Canterbury, Kent, CT1 2PY

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Guide Price £370,000 Freehold

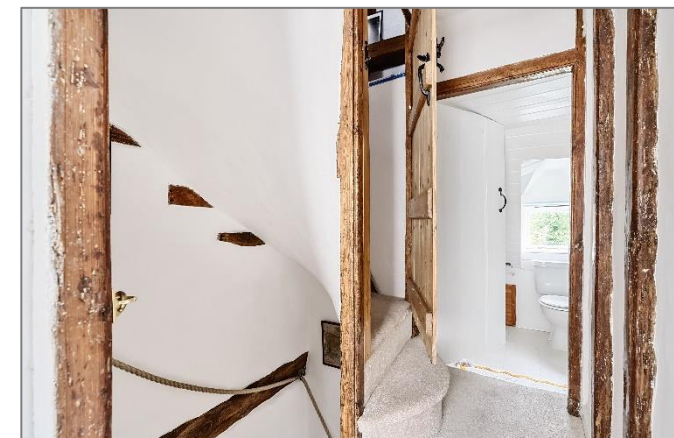
A charming two bedroom Grade II Listed period cottage with wonderful cottage gardens situated in the heart of the city centre and within easy walking distance of all that Canterbury has to offer.

- A Wonderfully Charming Grade II Listed Cottage
- Very Well Presented Throughout
- Set Over Four Floors
- Attractive Sitting Room With Inglenook Fireplace
- Pretty 62' Cottage Style Rear Garden
- Kitchen Dining Room
- Useful Basement Room
- Potential To Extend – Subject To Planning
- Period Features Throughout
- Situated In The Heart Of The City Centre

The ground floor comprises an attractive sitting room with an Inglenook fireplace with wood burning stove, a window to the front overlooking the street & the Garden of St Mary De Castro beyond. The kitchen lies to the rear and is well fitted with a range of wall and base units with spaces for appliances and a dining table and overlooks the beautiful rear garden. From the sitting room a door leads to the useful basement room which has a window to the front and an electric storage heater.

Upstairs the first floor comprises bedroom one, a good size double with a small Inglenook fireplace. Also on the first floor is the family

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bathroom which benefits from a bath with shower over, wash hand basin, w.c and airing cupboard.

From the landing, stairs lead to the second bedroom which has impressive exposed timbers, a vaulted ceiling and a window to the front which has views towards the Cathedral.

Outside, the garden measures approximately 62' and is a real feature of the property having been beautifully created by the current owner. There are a huge variety of established trees and shrubs, flower borders, a garden store and shed. This really is an oasis away from the hustle and bustle of the city.

Castle Street is a charming part of the historic City Centre and has a wonderful mix of period properties and is 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 café'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 electricity, water & drainage. Electric heating.

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

**Date:** These particulars were prepared on 5/6/24





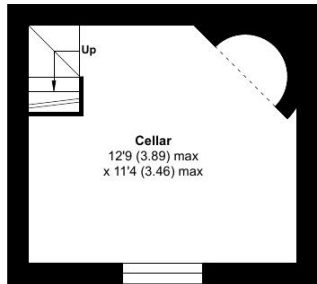
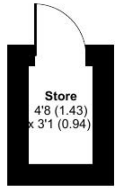


Approximate Area = 823 sq ft / 76.4 sq m  
 Limited Use Area(s) = 21 sq ft / 1.9 sq m  
 Store = 14 sq ft / 1.3 sq m  
 Total = 858 sq ft / 79.6 sq m

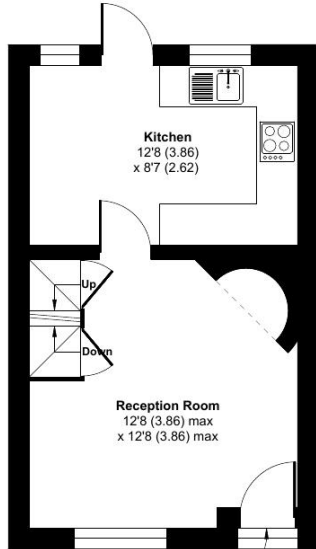
For identification only - Not to scale

Denotes restricted head height

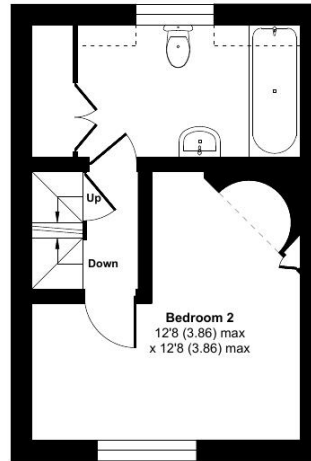
Garden  
 Approximate  
 60'8 (18.50)  
 x 11'6 (3.50)



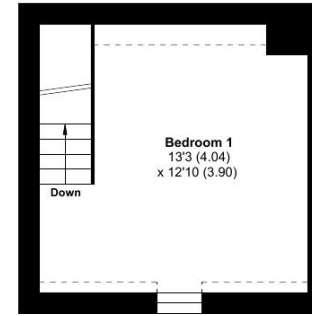
CELLAR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1133336

**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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