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66 Strangers Lane, Canterbury, Kent, CT1 3XG

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CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS

66 Strangers Lane, Canterbury, Kent, CT1 3XG

£480,000 Freehold

A very well presented three bedroom detached bungalow situated in a tucked away yet highly convenient position just 1 mile from the city centre and is within walking distance to Wincheap Primary School, Morission's Supermarket, a Midnight Pharmacy & Thanington Social Club.

- Three Bedroom Detached Bungalow
- Walking Distance To Wincheap Primary School, Morissions Supermarket, Midnight Pharmacy & Thanington Social Club
- Well Presented Throughout
- Solar Panels Providing Hot Water
- Air Conditioning To The Sitting Room
- Gas Central Heating
- Plenty Of Off Road Parking & Garage
- Beautiful, Wrap Around Gardens

The accommodation comprises:  
(All room measurements are approximate)

**Entrance Hall** of an 'L' shape measuring 13'6 x 5'5 and benefiting from an airing and linen cupboard.

**Sitting Room** 18'4 x 12'9 a wonderfully bright double aspect room with a wood burning stove and parquet floor and an archway through to:

**Dining Room** 11'6 x 9'8 which is also double aspect and with sliding patio doors leading to the rear garden.



**Kitchen** 14'7 x 10'7 with a range of wall and base units, spaces for appliances, a slate floor, window overlooking the rear garden and a built in storage cupboard and pantry.

**Bedroom 1:** 14'3 x 10'9 with window to front and plenty of fitted wardrobes.

**Bedroom 2:** 10'9 x 9'9 with window to rear overlooking the garden and a built in wardrobe.

**Bedroom 3:** 11'4 x 9'6 with window to the front and a built in wardrobe.

**Bathroom** 8'4 x 6'2 comprising a modern white suite with bath, wash hand basin, separate shower and w.c.

**Outside,** the bungalow is set back from the road along its own private drive offering a sense of seclusion rarely found so close to the centre of Canterbury. The gardens are a real highlight of the property and wrap around all four sides and have a wide variety of established trees and shrubs and beautifully planted flower borders. The gardens measure approximately 80' x 17' immediately to the rear, the side garden measures approximately 61' x 25' and the front measures approximately 80' x 23'.

Strangers Lane is located just over a mile from the city centre with its ever expanding range of shops, restaurants and leisure facilities. Close by in Wincheap is the Morrison's supermarket, Boots the chemist, a pet store and a gym – all within a couple of minutes' drive from the bungalow. Thanington Without also benefits from a Resource Centre, and both a junior and senior youth club. The A2 is easily accessible with its links to the M2 and wider motorway network.

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

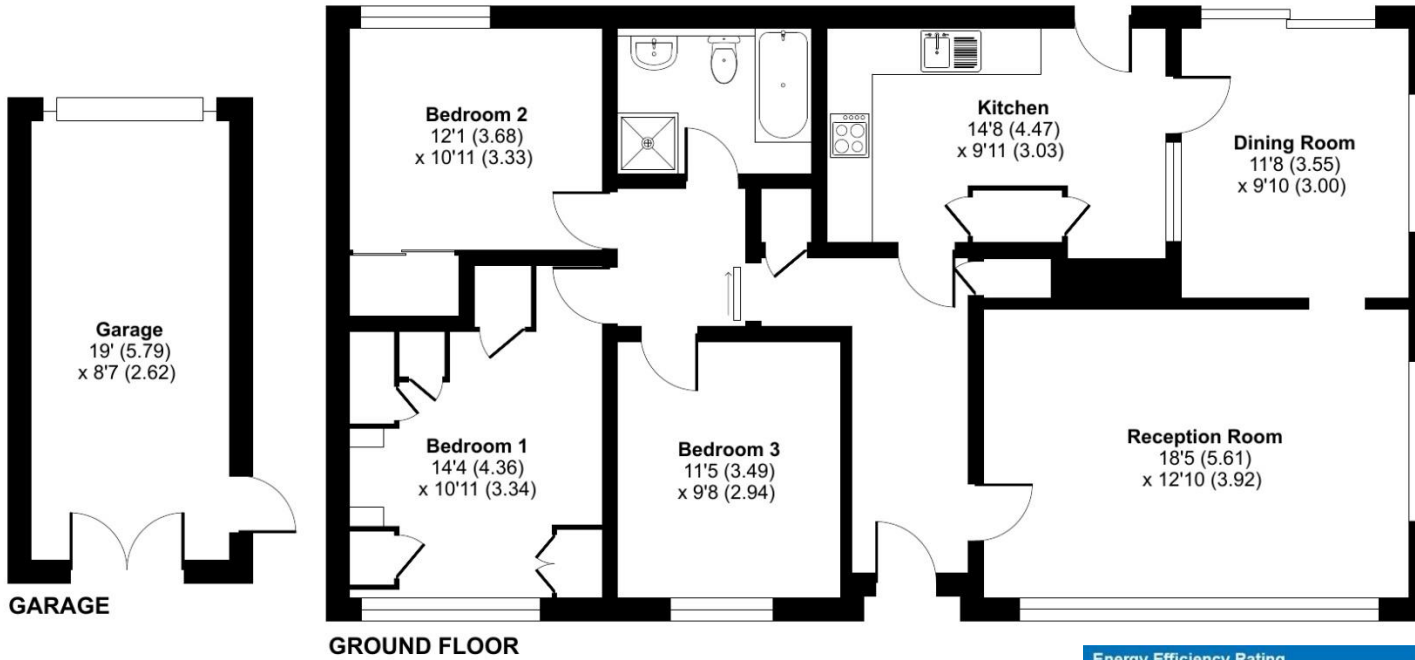
**Date:** These particulars were prepared on 23/9/24



Approximate Area = 1121 sq ft / 104.1 sq m  
 Garage = 163 sq ft / 15.1 sq m  
 Total = 1284 sq ft / 119.2 sq m  
 For identification only - Not to scale



**Garden**  
 Approximate  
 85'10 (26.17)  
 x 60'8 (18.50)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1182084

**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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