



1 The Street, Petham, Canterbury, Kent, CT4 5QX

www.finns.co.uk

www.finns.co.uk

**1 The Street, Petham, Canterbury, Kent,
CT4 5QX**

Guide Price £150,000 Freehold

A charming Grade II Listed cottage which is offered for sale with no chain and is now in need of complete refurbishment.

- Two Bedroom Cottage In Need Of Complete Renovation
- Grade II Listed
- Pretty Village Setting
- Separate Garden
- No Chain

Downstairs, the accommodation comprises a sitting room with window to the front overlooking the pretty street. The kitchen and bathroom are to the rear of the property and a door leads to the small back courtyard.

Upstairs, are two double bedrooms which feature lovely exposed beams.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Outside, there is a small courtyard to the rear, from here, a shared pathway leads through to the separate garden area which measures approximately 45' x 12'.

Petham is situated just 5 miles from the vibrant city of Canterbury with its ever expanding range of bars, restaurants and shopping, leisure & educational facilities. The village itself has a primary school rated 'Good' by OFSTED, village hall and church and being situated in the Area Of Outstanding Natural Beauty there are many miles of walking and cycling routes all around with stunning scenery.

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

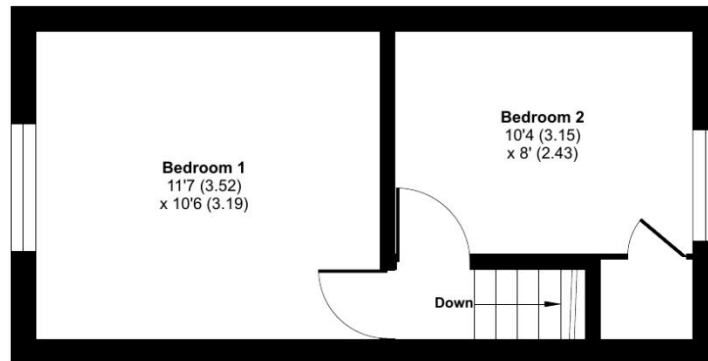
Services: Mains electricity, water & drainage.

Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

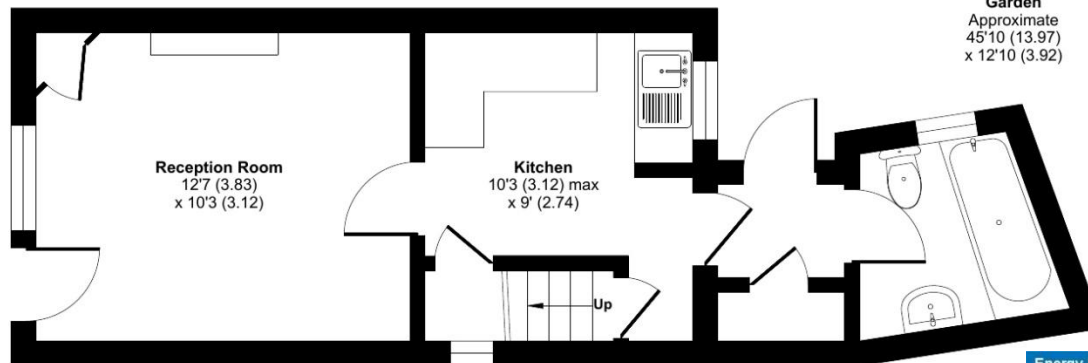
Date: These particulars were prepared on 7/4/25



Approximate Area = 523 sq ft / 48.5 sq m
For identification only - Not to scale

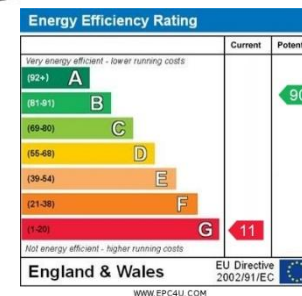


FIRST FLOOR



GROUND FLOOR

Garden
Approximate
45'10 (13.97)
x 12'10 (3.92)



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Finns. REF: 1269016

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

