



19 Rochester Avenue, Canterbury, Kent, CT1 3YE

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CT1 3YE**

Guide Price £310,000 Freehold

A two bedroom end of terrace home in a very convenient location within easy walking distance of the City centre with the added benefit of a garage and additional allocated parking space.

- Two Bedroom End of Terrace House
- Garage & Additional Allocated Parking Space
- Front & Rear Gardens
- Convenient Location Off New Dover Road
- Walking Distance To Canterbury City Centre

The front door opens to the entrance hall and through to the sitting room which is double aspect with windows to the front and side. The kitchen is to the rear of the house and has a range of wall and base units, spaces for appliances and a door leading to the back garden.

Upstairs, the landing leads to the two bedrooms and family bathroom.

Outside, the rear garden is fence enclosed and measures approximately 42' x 20' and is mainly laid to lawn and a patio.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



This lovely terraced home is in the popular area of South Canterbury off the New Dover Road, in a quiet, very desirable, cul-de-sac just a short distance to Kent & Canterbury Hospital and Simon Langton Boys' and Girls' Grammar Schools. Sainsbury's convenience store is within a close walk and the property is a small drive or longer walk to Canterbury West Station which has the high speed to St Pancras (56 minutes). Canterbury East is within walking distance. There are excellent road links via the A2 towards the coast & London.

The property is located within walking distance of Canterbury High Street with all its amenities and the historic Canterbury Cathedral. These include The King's Mile, Whitefriars Shopping Centre, University of Kent, Canterbury Christ Church University and The Marlowe Theatre. Rochester Avenue is also close to the BMI Chaucer Hospital, Kent and Canterbury Hospital and the Spitfire Cricket Ground.

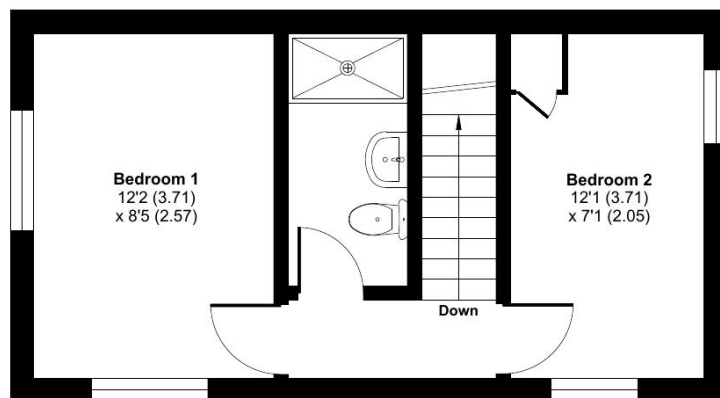
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

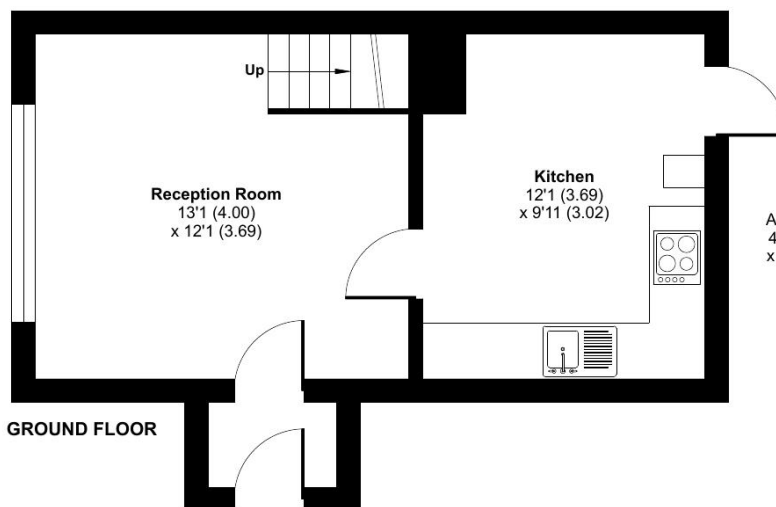
Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 16/5/25 and amended on 12/6/25



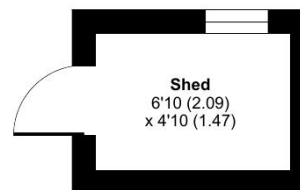


FIRST FLOOR



GROUND FLOOR

Approximate Area = 587 sq ft / 54.5 sq m
Outbuilding = 33 sq ft / 3 sq m
Total = 620 sq ft / 57.5 sq m
For identification only - Not to scale



OUTBUILDING



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2025. Produced for Finns. REF: 1295386

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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Lettings: 01227 452111

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Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
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Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

