



65 Wincheap, Canterbury, Kent, CT1 3RX

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**65 Wincheap, Canterbury, Kent,  
CT1 3RX**

**Guide Price £295,000 Freehold**

**A charming refurbished period home within easy walking distance of Canterbury City Centre & Canterbury East railway station.**

- Three Bedroom Period House
- No Chain
- Two Reception Rooms
- Brand New Kitchen & Bathroom
- New Carpets In The Sitting Room & Dining Room
- Lovely Rear Garden
- Useful Cellar
- Easy Walking Distance To Canterbury City Centre & Canterbury East Railway Station

Located just a short stroll from the heart of Canterbury, this beautifully refurbished three-bedroom period house blends character with modern comfort. Recently updated throughout, the property features a brand-new kitchen and bathroom, fresh décor, and new carpets to the ground floor, creating a stylish and inviting living space.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS





Rich in original charm, the home boasts stripped pine doors, elegant period fireplaces, and other delightful features that add warmth and personality. The added bonus of a cellar offers valuable storage or potential for additional use.

Outside, there is a pretty South-East facing rear garden which is fence and hedge enclosed and measures approximately 82' x 13'.

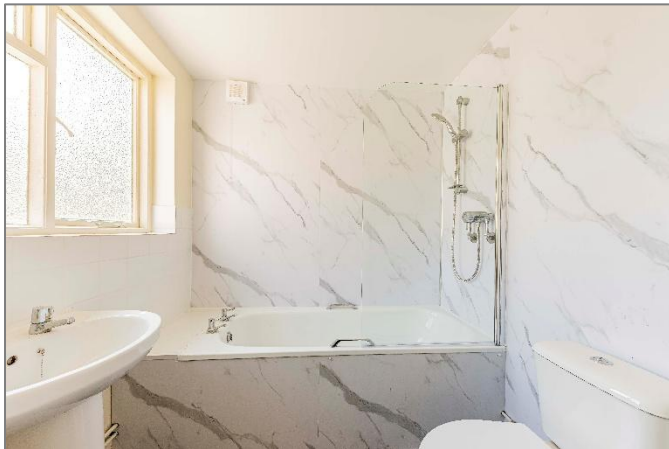
With no onward chain, this property is ideal for first-time buyers, investors or families looking for a home in a sought-after location with easy access to the city centre, schools and local amenities.

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

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

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

**Date:** These particulars were prepared on 20/5/25



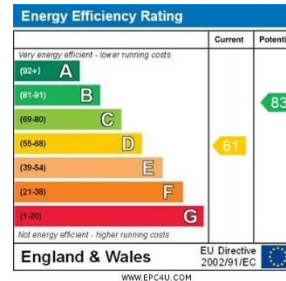
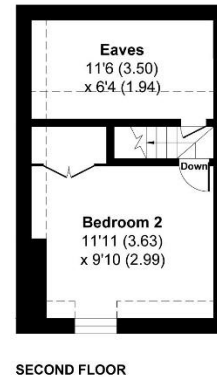
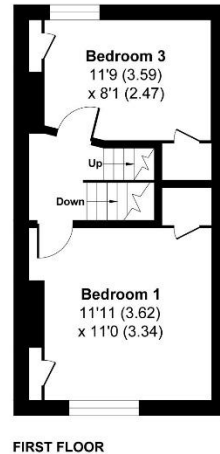
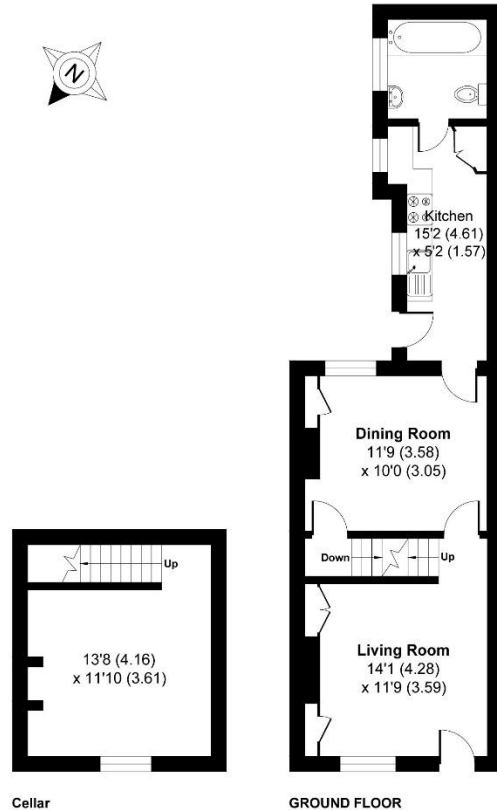


# Wincheap, Canterbury

Approximate Gross Internal Area = 86.90 sq m / 935.38 sq ft  
 Cellar = 15.02 sq m / 161.67 sq ft  
 Total = 101.92 sq m / 1097.05 sq ft

For identification only - Not to scale

Garden  
 82'1 (25.0)  
 x 13'2 (4.0)



**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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 Canterbury  
 Kent CT1 2QD  
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FINN'S ST NICHOLAS AT WADE  
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