

15 Rochester Avenue, Canterbury, Kent, CT1 3YE

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**15 Rochester Avenue, Canterbury, Kent,
CT1 3YE**

£265,000 Freehold

A beautifully presented two bedroom terrace home in a very convenient location within easy walking distance of the City centre with the added benefit of a garage and 2 allocated parking spaces accessed directly from the back garden.

- Two Bedroom Terrace House
- Brand New Double Glazing
- New Carpets Throughout
- Garage & Two Additional Allocated Parking Spaces
- Front & Rear Gardens
- Convenient Location Off New Dover Road
- Walking Distance To Canterbury City Centre
- No Chain

The front door opens to the entrance porch and through to the sitting room which has brand new carpets and a window with an outlook to the front garden. 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 13' and is mainly laid to lawn and a patio.

This property has the benefit of a rear gate leading directly to the two allocated parking spaces and garage.

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 short drive or a 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, the Whitefriars Shopping Centre, the University of Kent, Canterbury Christ Church University and The Marlowe Theatre. Rochester Avenue is also close to the 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 15/4/26

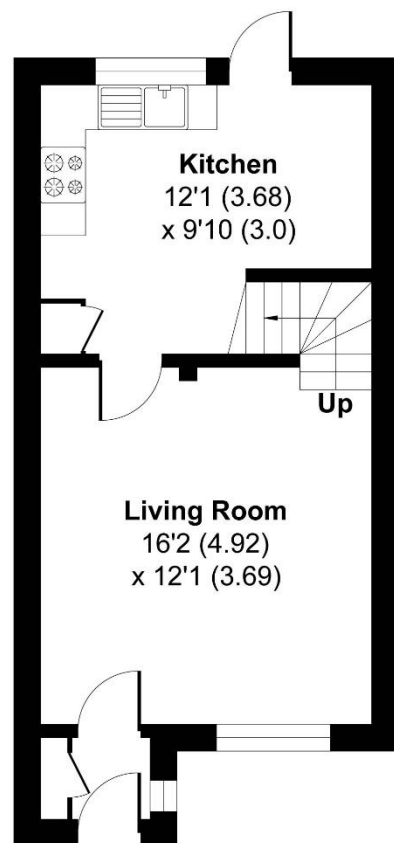
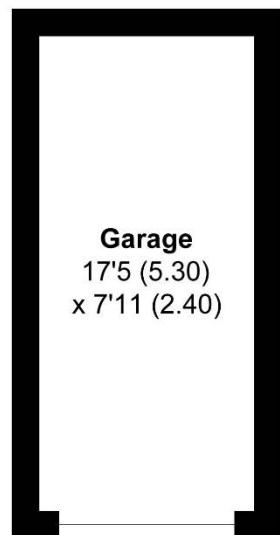




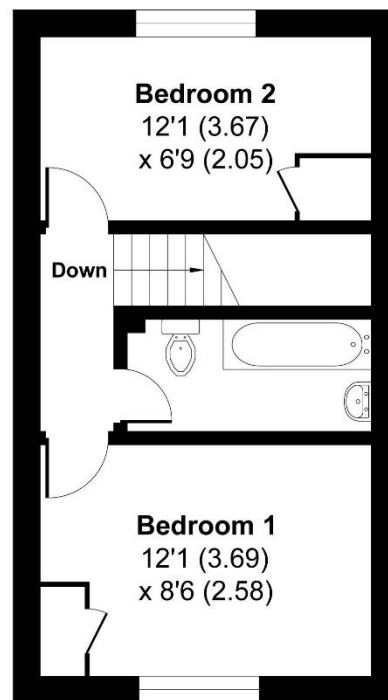
Rochester Avenue, Canterbury

Approximate Gross Internal Area = 53.91 sq m / 580.28 sq ft
 Garage = 12.72 sq m / 136.91 sq ft
 Total = 66.63 sq m / 717.19 sq ft
 For identification only - Not to scale

Garden
 42'0 (12.80)
 x 13'2 (4.0)



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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