

FINN'S

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45 Cossington Road, Canterbury, Kent, CT1 3HU

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£350,000 Freehold

A bright & spacious three bedroom end of terrace family home with parking just half a mile from Canterbury city centre and offered for sale with no chain.

- Three bedroom family home
- No chain
- Garage
- Well presented throughout
- Double glazing
- Gas central heating
- Half a mile to Canterbury city centre

The front door opens to the entrance hall which benefits from a downstairs cloakroom.

The double aspect sitting room/dining room is light and airy with a bay window to the front and a feature fireplace.

The kitchen is fitted with a range of wall and base units, spaces for appliances and a door leading to the back garden.

Upstairs, the landing leads to three bedrooms, two of which have built in wardrobes and the modern family bathroom.

Outside, the property is set behind its paved front garden. There is a garage en bloc (the last one on the right hand side accessed to the left hand side of the terrace).

Most of the garden lies to the rear and is mainly laid to lawn with a variety of established trees and shrubs.

Situated just half a mile from Canterbury city centre, Cossington Road is ideally placed for enjoying the city's excellent range of shops, restaurants, bars and cultural attractions. Canterbury West railway station is approximately a 30-minute walk away, offering high-speed services to London St Pancras in just 56 minutes.







The A2 is also only a minute's drive away, providing excellent access to the M2 and wider motorway network.

The property is also well positioned for a number of highly regarded schools and educational establishments, including Simon Langton Boys & Girls grammar schools, Barton Court and Christ Church University.

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).

Date: These particulars were prepared on 23/9/26 and amended on 28/10/26



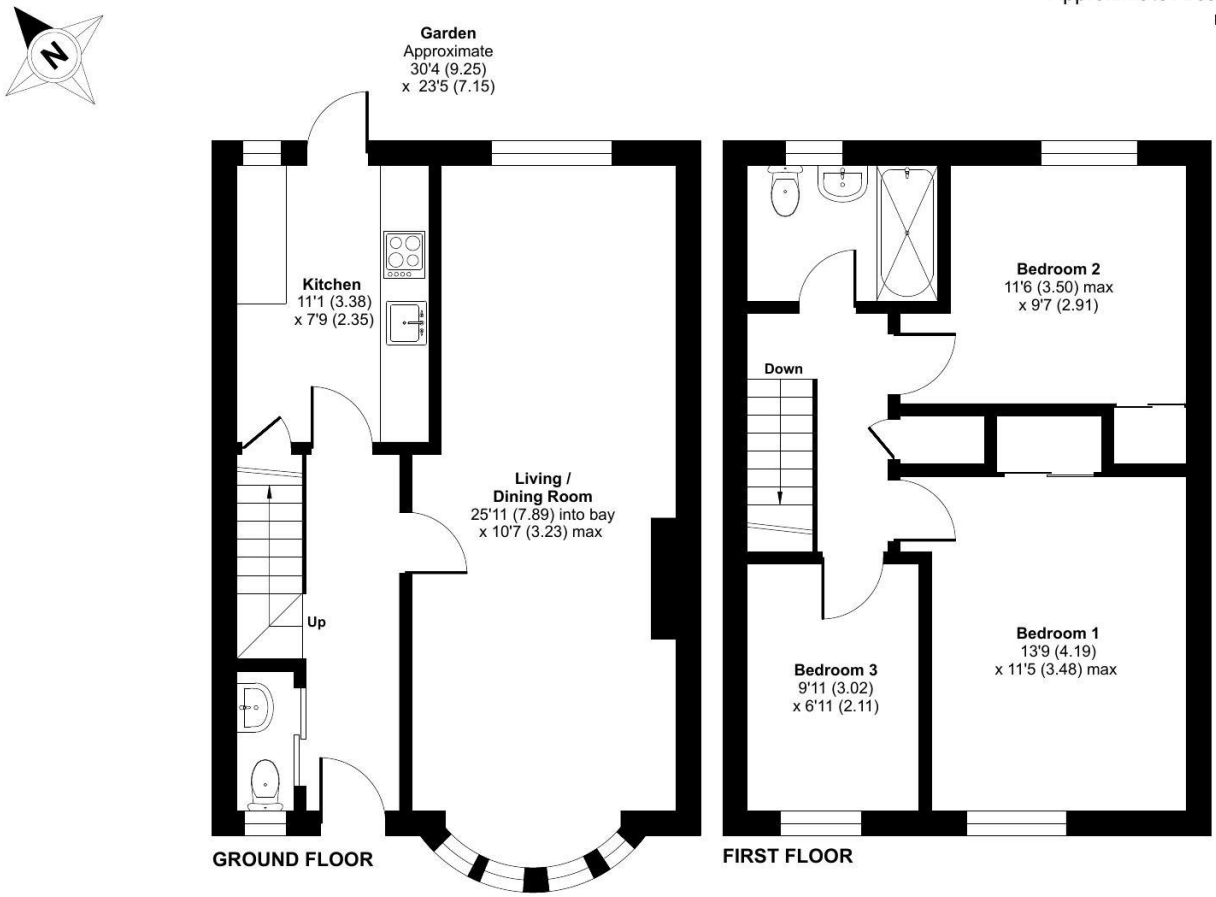






Approximate Area = 925 sq ft / 85.9 sq m

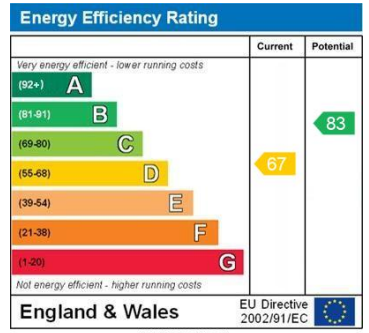
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Finns. REF: 1522908







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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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Sandwich
Kent CT13 9DA
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

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