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52 St Michael's Road, Canterbury, Kent, CT2 7HG

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**52 St Michael's Road, Canterbury,
Kent, CT2 7HG**

£350,000 Freehold

Price includes all furniture and white goods

A spacious four bedroom semi-detached family home offered for sale with no chain situated in a convenient residential area just a 10 minute walk from Canterbury City Centre, Canterbury West station and the University of Kent.

- Four bedroom semi-detached family home
- No chain
- Off road parking and garage.
- Close to Canterbury West station and Kent University.
- **The property is sold as seen and all furniture and white goods will remain.**

The front door opens to the entrance hall which has a handy downstairs cloakroom and leads through to the spacious sitting room.

The kitchen is fitted with a range of modern wall and base units and has spaces for appliances.

Bedroom four completes the ground floor accommodation which could equally be used as a second sitting room or a dining room.

Upstairs, the landing leads to three well proportioned bedrooms and the family bathroom.

Outside, the house is set behind its front garden and driveway which leads to the integral garage.

Most of the garden lies to the rear and measures approximately 32' x 21'.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



St Michael's Road is a popular residential area just under a mile from the bustling High Street, which offers an excellent range of shopping, coffee shops, bars, restaurants, the Marlowe Theatre and many other cultural interests. Train links are excellent, with two mainline railway stations with services into London.

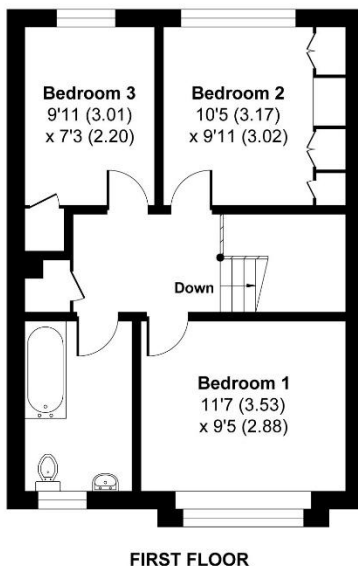
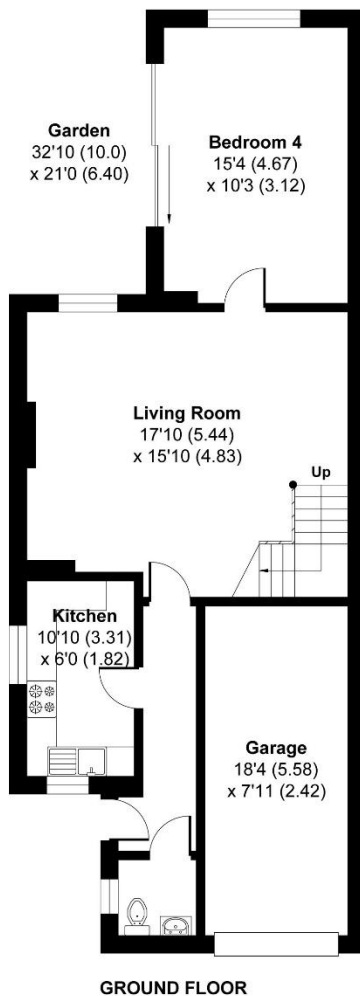
Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

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 22/9/26





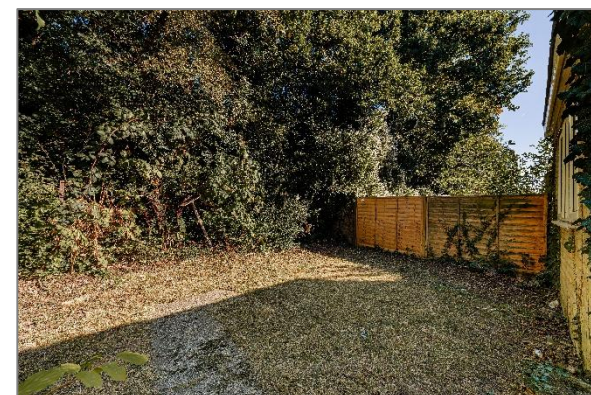
St Michaels Road, Canterbury

Approximate Gross Internal Area = 97.05 sq m / 1044.64 sq ft

Garage = 13.50 sq m / 145.31 sq ft

Total = 110.55 sq m / 1189.95 sq ft

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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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