



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk

**VIEWING HIGHLY
RECOMMENDED**



new
instruction



Windmill Road, Canterbury, CT1 1RE

Freehold | House - Semi-Detached | 2 Bedrooms

Home + Castle are pleased to advertise this CHAIN FREE, 2 Bedroom, 2 Reception, semi-detached property with gas central heating, double glazing and south facing rear garden. Canterbury city centre is within walking distance while local shops and bus services are also close by. Requires updating and priced accordingly.

FOR SALE
FREEHOLD
£219,950

Front of Property

Wooden fence with gate leading to main door. Enclosed area including border with flowers and shrubs. Gate to lean-to at side of property.

Living Room 15' x 9'11" (4.57m x 3.02m)

Carpet, radiators x 2, power points, pendant light and fireplace with wood burning stove (untested). Leads in to kitchen. Dual aspect with double glazed windows to front and rear of property.

Dining Room 10'10" x 10'1" (3.30m x 3.07m)

Wood effect laminate flooring, radiator, power points, pendant light and wood burning stove (untested). Bricked archway to kitchen. Double glazed window to front of property.

Kitchen 10'1" x 8'2" (3.07m x 2.49m)

Wall mounted cupboards, base units, worktops, plumbing for washing machine and free-standing electric cooker with oven (included). Wooden floor boards and double glazed window to rear garden. Understairs cupboard for additional storage. Door to lean-to at side of property which then leads out to rear garden.

Covered Lean-To 17' x 3' (5.18m x 0.91m)

Located to side of property, offering access to both front and rear of property.

Ground Floor Shower Room "L Shaped" 6' max x 5' max (1.83m max x 1.52m max)

Shower cubicle, WC, radiator, ceiling light, tiled floor and walls. Opaque double glazed window to rear of property.

Stairs to 1st Floor

Landing

Hatch to Loft.

Bedroom 1 15' x 10'4" (4.57m x 3.15m)

Carpet, radiator, pendant light, power points and double glazed window to side of property.

Bedroom 2 12' x 10'1" (3.66m x 3.07m)

Carpet, radiator, pendant light, fireplace (unused & untested) and double glazed window to rear of property.

1st Floor WC "L Shaped" 5' x 5' (1.52m x 1.52m)

WC & Basin, velux style window and carpet tiles. Wall mounted Vaillant boiler.

Rear of Property

Extensive rear south facing garden. Has been split into various sections including 2 large areas of patio. Outside tap and lighting. Fish pond no longer in use and shed to rear of garden. Mature flowers and shrubs. In need of a good tidy up.

Additional Information

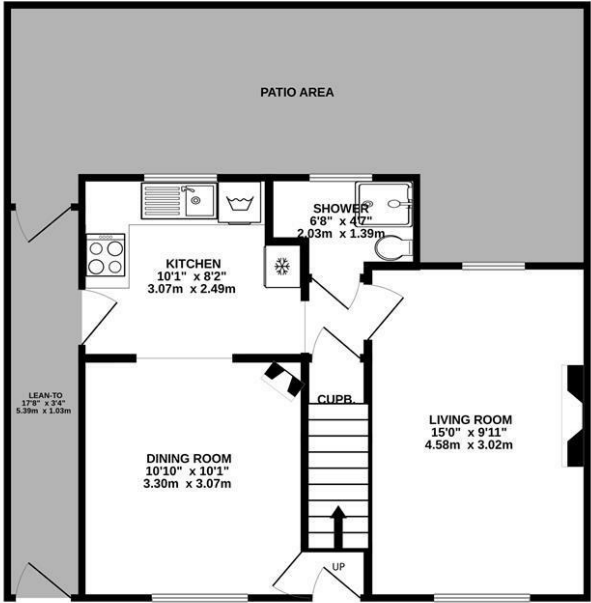
Council Tax Band B - £1.881.70 p.a.

Dimensions

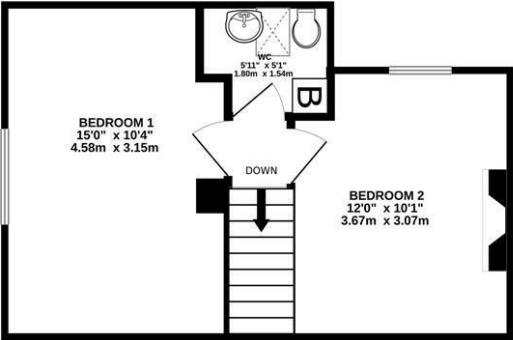
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



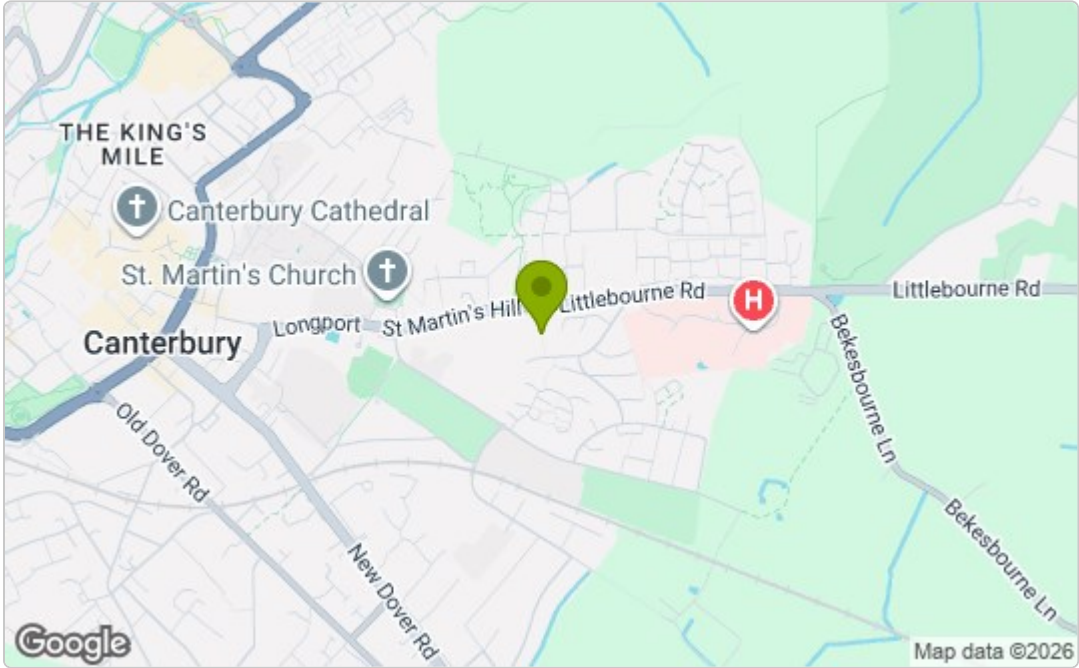
2 BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA : 709 sq.ft. (65.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

