



Forty Acres Road, Canterbury, CT2 7HL
Guide price £375,000 Freehold



Guide Price £375,000 - £385,000. The Homes Group are delighted to present to the market this CHAIN FREE three bedroom semi-detached family home situated within close proximity of Canterbury City Centre including the University, shopping centres and Canterbury Cathedral plus it is also located within a 5 minute walk of Canterbury West Station.

The Accommodation comprises of two separate reception rooms and kitchen on the ground floor with three bedrooms and a family bathroom on the first floor. To the rear is a 50' garden and to the front is a block paved driveway for two cars.

Entrance Hall

Living Room

12'7 x 12'7 (3.84m x 3.84m)

Dining Room

11' x 10'8 (3.35m x 3.25m)

Kitchen

8' x 7'6 (2.44m x 2.29m)

Landing

Bedroom One

12'9 x 12'9 (3.89m x 3.89m)

Bedroom Two

10'8 x 10'6 (3.25m x 3.20m)

Bedroom Three

8'3 x 7'7 (2.51m x 2.31m)

First Floor Bathroom

Rear Garden

50' (15.24m)

Driveway for Two Cars

Tenure - Freehold

Council Tax - Band C

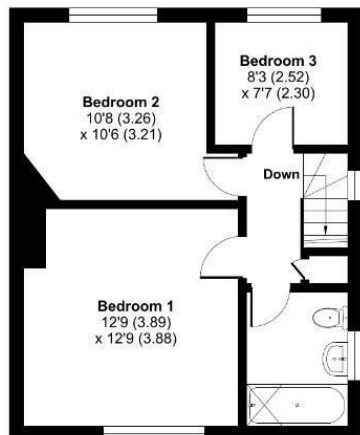




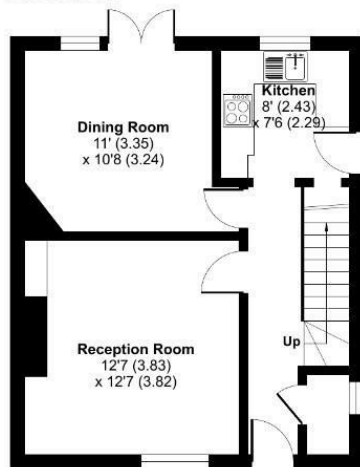
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Approximate Area = 898 sq ft / 83.4 sq m

For identification only - Not to scale



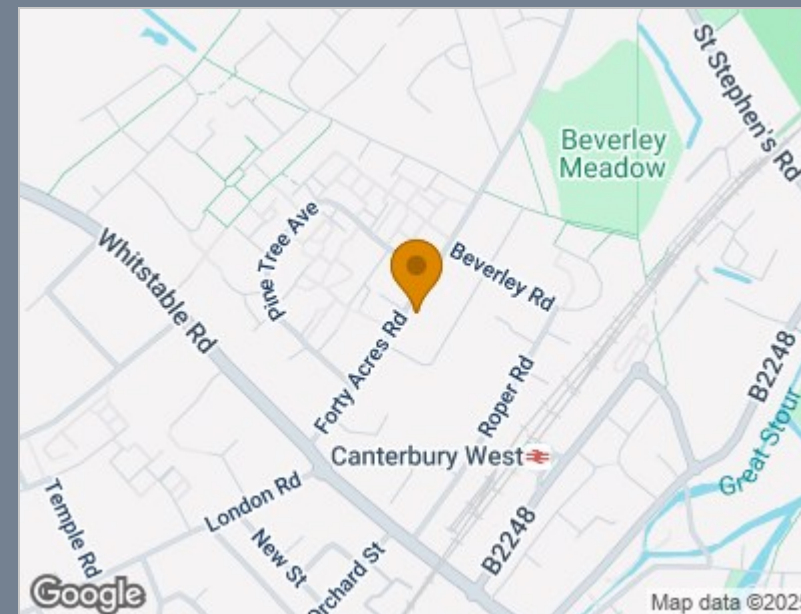
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for The Homes Group. REF: 1350767. © richcom 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing

Please contact The Homes Group Office on 01322 875000

if you wish to arrange a viewing appointment for this property or require further information.

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