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7 Temple Mews, Stour Street, Canterbury, Kent, CT1 2PQ

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CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS

**7 Temple Mews, Stour Street,
Canterbury, Kent, CT1 2PQ**

£425,000 Freehold

A delightful four-bedroom townhouse situated within an incredibly peaceful yet central development off Stour Street, in the heart of Canterbury's City Centre.

- Four Bedroom Townhouse
- Tucked Away City Centre Location
- Two Bathrooms
- Courtyard Garden
- No Onward Chain
- Open Plan Sitting Room/Dining Room & Kitchen

The entrance hall leads through to the hall with a downstairs cloakroom and through to the open plan kitchen, sitting room and dining room – a fantastic space with a high vaulted ceiling with roof windows and doors leading out to the rear garden. The kitchen is fitted with a range of wall and base units, a built in microwave, oven and gas hob. Bedroom 4, located on the ground floor, includes an en-suite shower room and completes the accommodation on this level. Previously used as a garage, this room may offer potential to be converted back to its original purpose, subject to any necessary consents.

Upstairs, the landing leads to the three bedrooms, two of which have built in storage, and the family bathroom. The property benefits from a spacious loft with good head height, currently used for storage. Subject to the necessary permissions, this area could offer excellent potential for conversion into additional accommodation, a games room, or a flexible leisure space.

Outside, there is a wall enclosed courtyard garden. There is additional land to the side of the property, which could potentially be a car parking space subject to any necessary consents.



Stour Street is a charming part of the historic City Centre with a wonderful mix of period properties and is just a couple of minutes' level walk from the main High Street and Whitefriars Shopping Centre. M&S, Sainsburys Local and Tesco Metro are all within easy reach, as are the city's ever expanding range of cultural and leisure facilities including the Marlowe Theatre, Canterbury Cathedral and a huge range of restaurants, bars and cafés. The Westgate Gardens and Dane John Gardens are also close by, they're beautifully maintained by the City council and are super spaces to enjoy throughout the year. The bus station and both Canterbury East and West railway stations are also nearby with direct services from London Canterbury and on to much of the Kent coast.

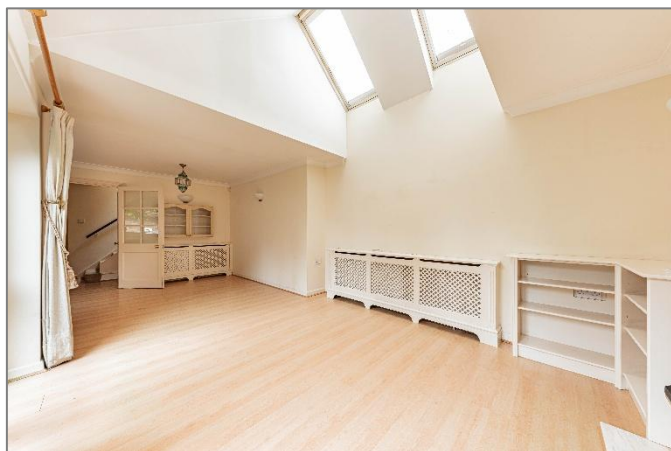
Viewing: By appointment through Finn's, Canterbury. Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'E' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Service Charge: £100 per year. We have been given the above information verbally and suggest the purchaser and their solicitor checks before exchange of contracts.

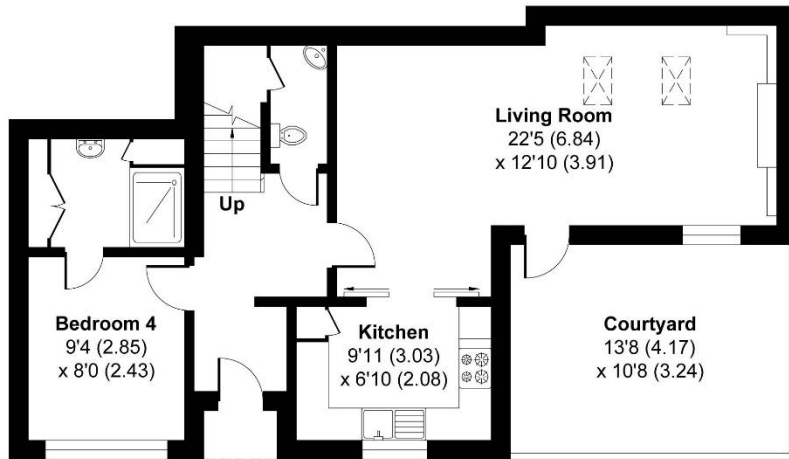
Date: These particulars were prepared on 23/6/26



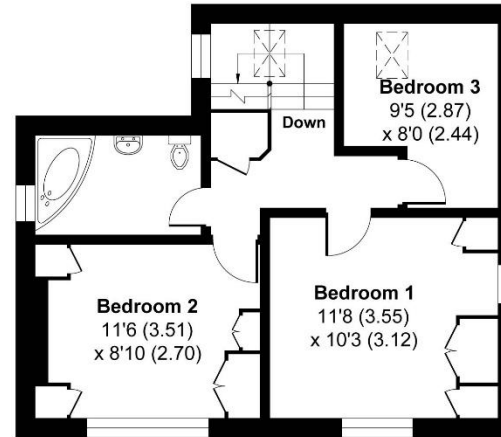


Temple Mews, Canterbury

Approximate Gross Internal Area = 92.15 sq m / 991.89 sq ft
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 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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