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49 Godden Road, Canterbury, Kent, CT2 7BZ

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**49 Godden Road, Canterbury, Kent,
CT2 7BZ**

£269,000 Freehold

A well presented two bedroom end of terrace family home located to the north of the city centre and within easy reach of Canterbury West railway station, the University of Kent and local primary and secondary schools.

- Two bedroom end of terrace house
- No chain
- Scope for extending – subject to planning
- Lovely garden
- Double glazing & gas central heating
- Close to Kent University

The property has been a much loved family home and would make an ideal first time buy or investment opportunity and has scope to extend – subject to planning.

The front door opens to the hall and through to the spacious double aspect sitting room/dining room and has patio doors leading to the garden.

The modern kitchen is fitted with a good range of wall and base units, an integrated electric oven and hob and spaces for other appliances.

Upstairs there are two good size bedrooms and a family bathroom. There are front and rear gardens and ample on-street parking. The property has gas-fired central heating, double glazing throughout and is offered to the market with no onward chain.

Godden Road is situated in Hales Place just over a mile from Canterbury's vibrant city centre and Canterbury West station. Everyday amenities can be found in nearby St. Stephen's, while the city offers an excellent array of shops, cultural attractions, and educational establishments, including leading state and private schools such as the Simon Langton grammar schools, Kent College, The King's School, and St. Edmund's. The University of Kent

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



and Christ Church University are both within walking distance.

Cultural highlights include the renowned Marlowe Theatre, the Cathedral, local museums, and the beautifully restored Beane Gallery and Library. Sporting facilities are plentiful, with Canterbury Golf Club, the Polo Farm Sports Club, and the St. Lawrence Ground - home to Kent County Cricket Club - all within easy reach.

High-speed services from Canterbury West reach London St Pancras in approximately 55 minutes, with additional routes to Victoria, Cannon Street, and Charing Cross available from Canterbury East. The A2 provides swift access to Dover for cross-Channel connections and to Folkestone for the Channel Tunnel Terminal.

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

Services: Mains gas, electricity, water & drainage.

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

Date: These particulars were prepared on 8/10/26

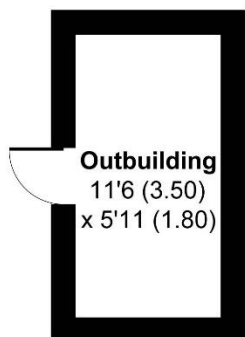
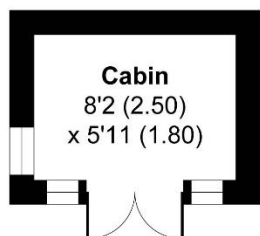




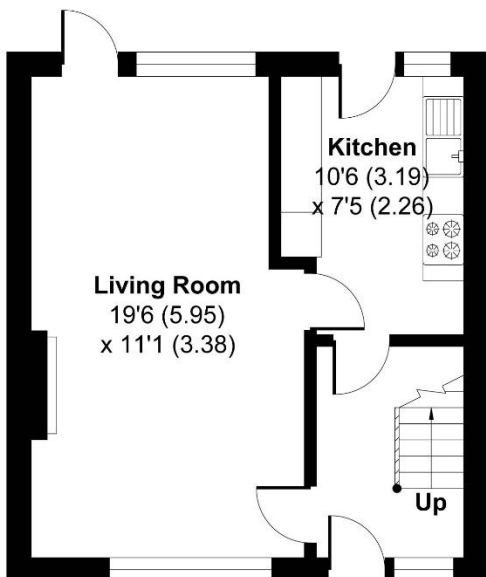
Godden Road, Canterbury

Approximate Gross Internal Area = 63.66 sq m / 685.23 sq ft
 Outbuildings = 10.80 sq m / 116.25 sq ft
 Total = 74.46 sq m / 801.48 sq ft
 For identification only - Not to scale

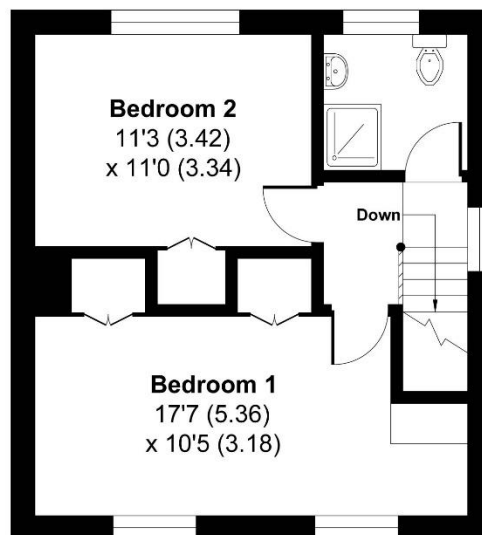
Garden
 41'0 (12.50)
 x 32'10 (10.0)



OUTBUILDINGS



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 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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