



308 Canterbury Road, Birchington, CT7 9UD

Guide Price £270,000



## 308 Canterbury Road, Birchington, CT7 9UD

Located on Canterbury Road in Birchington, this traditional two-bedroom end-of-terrace home offers a blend of character and modern comfort. The property is well presented throughout, with stylish and neutral décor, creating a move-in-ready opportunity for buyers.

The ground floor features a welcoming living room and a separate modern kitchen, both enjoying good natural light. Upstairs, there are two well-proportioned bedrooms and a contemporary family bathroom. Outside, the property benefits from front and rear gardens, with the rear offering a patio and lawn area, ideal for relaxing or entertaining. A useful brick-built outhouse adds handy storage or workspace potential.

Off-road parking is available to the front, and the home enjoys a convenient location close to local shops, Birchington town centre, the train station, and regular bus routes running along Canterbury Road. With gas central heating and double glazing throughout, this is a smart and practical home ideal for first-time buyers, downsizers, or investors.





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## GROUND FLOOR -

Porch

Hallway

Living Room - 3.96m x 3.94m (13'0" x 12'11")

Kitchen - 3.25m x 2.69m (10'8" x 8'10")

## FIRST FLOOR -

Landing

Bedroom One - 3.89m x 3.18m (12'9" x 10'5")

Bedroom Two - 3.86m x 3.05m (12'8" x 10'0")

Bathroom - 2.36m x 1.88m (7'9" x 6'2")

## EXTERNAL -

Parking

Gardens

Outbuilding - 3.2m x 2.59m (10'6" x 8'6")

## TENURE - Freehold

## COUNCIL TAX -

Thanet District Council

Band A (£1,582.46 per year)

## EPC RATING - 69 | C

**SERVICES** - We are advised that all mains services connected to the property

**HEATING** - Gas Central Heating

**BROADBAND** - Full fibre connected to the property

**LISTED BUILDING** - No

**CONSERVATION AREA** - No

**PARKING** - Off road parking

**OUTSIDE SPACE** - Gardens front and rear, outbuilding





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## RESTRICTIONS, RIGHTS AND EASEMENTS -

The dividing wall between the properties is formally defined as a party wall under the Law of Property Act 1925.

The property benefits from shared access and drainage rights with neighbouring property. Some drains, pipes, and pathways are used in common and maintained jointly according to usage.

As with all property purchases, we advise confirming this information with your legal representative.

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*AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Room measurements are maximum unless otherwise stated. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.*





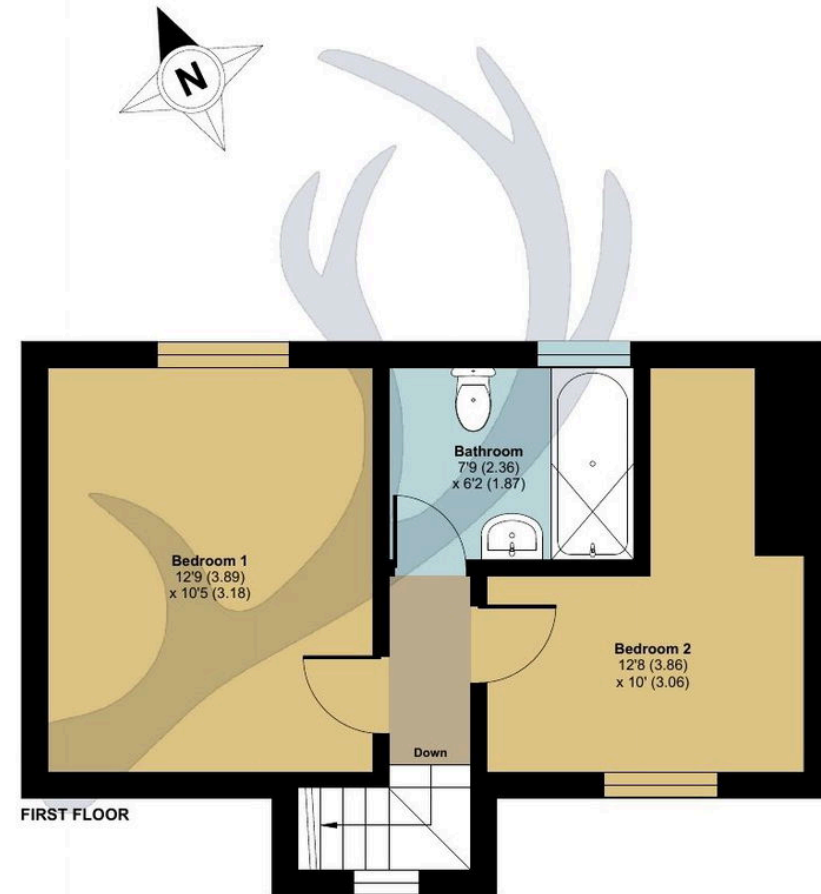
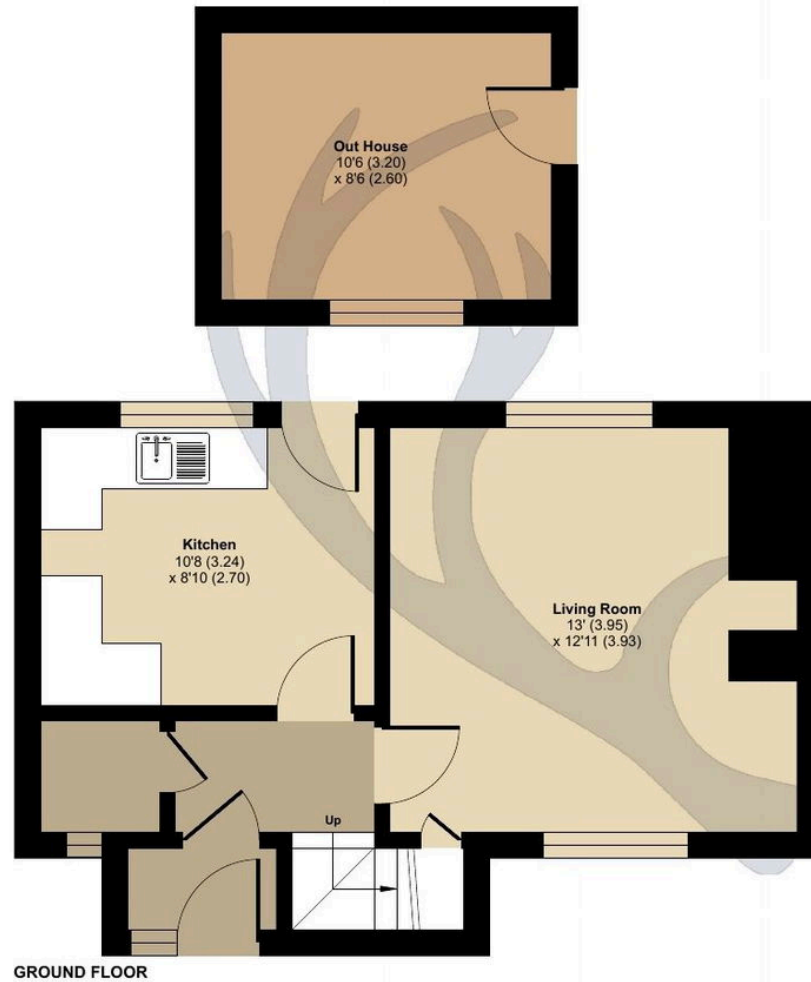
# Canterbury Road, Birchington, CT7

Approximate Area = 672 sq ft / 62.4 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 762 sq ft / 70.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1273110

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