

Bramshaw Road, Canterbury, CT2 7HR

Guide Price £350,000



## Bramshaw Road

Canterbury CT2 7HR

This Freehold property is currently rented as a 4 bedroom HMO property so would make an Ideal investment property or could be turned back into a family home very easily with some modernisation. The property is located just a short walk from Station Road West Train Station, Canterbury City Centre and the University of Kent. The property is being sold with no chain. For any further information or to arrange a viewing please call our offices.

Council Tax Band- C  
Freehold

### Hallway

11'2" x 7'0" (3.425 x 2.156)

### Living Room

9'7" x 11'6" (2.927 x 3.530)

### Kitchen

11'4" x 7'0" (3.476 x 2.156)

### Bedroom 1

13'3" x 10'9" (4.046 x 3.293)

### Bedroom 2

9'3" x 9'3" (2.824 x 2.820)

### Bedroom 3

10'3" x 13'3" (3.132 x 4.041)

### Bedroom 4

8'5" x 10'0" (2.569 x 3.049)

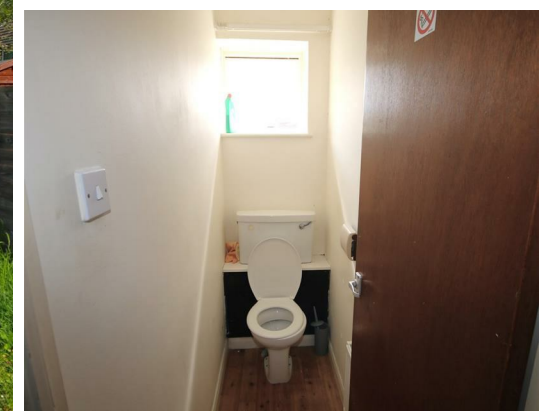
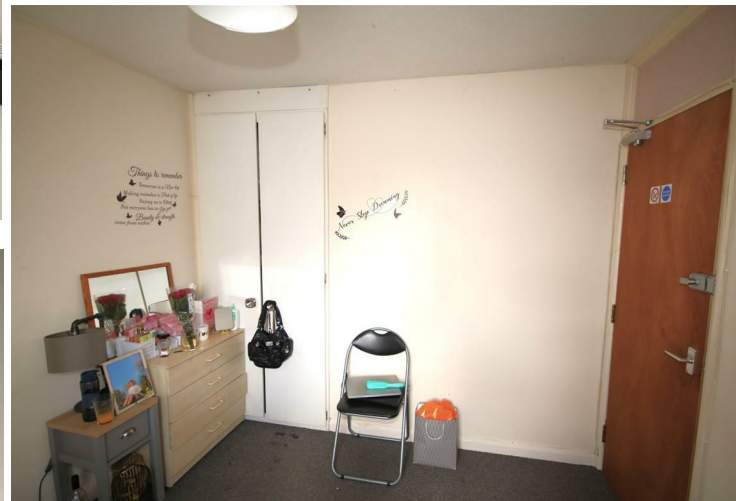
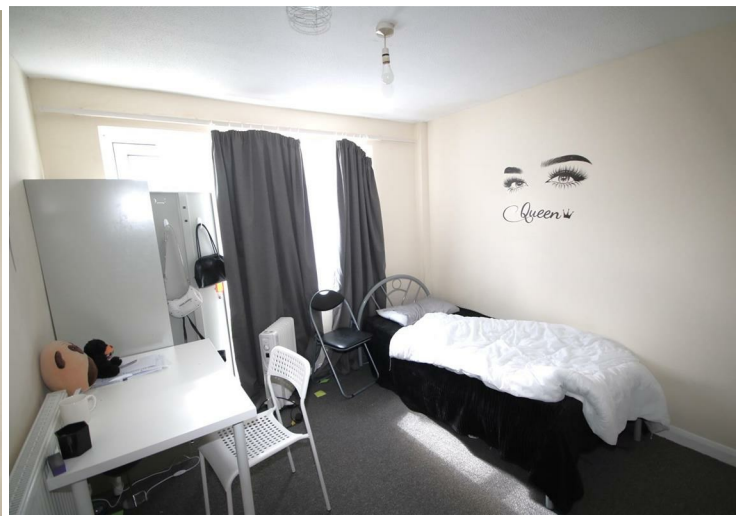
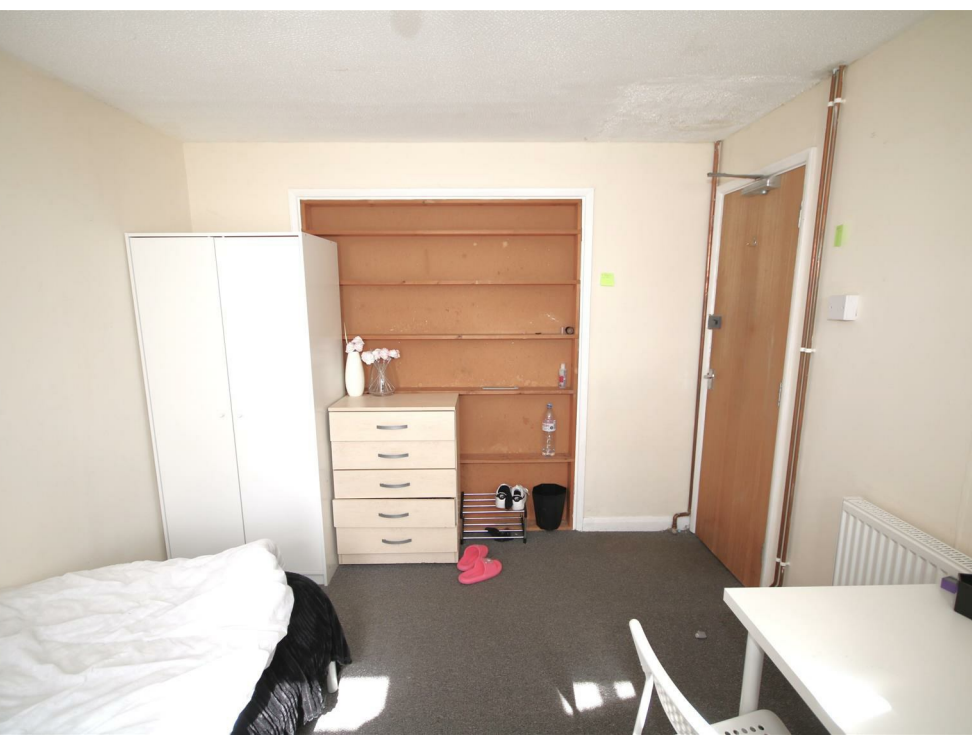
### WC

6'4" x 2'5" (1.942 x 0.742)

### Bathroom

6'1" x 4'10" (1.876 x 1.483)





## Floor Plan



## Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

