

Bramshaw Road, Canterbury, CT2 7HR

Guide Price £350,000



# Bramshaw Road

## Canterbury CT2 7HR

Benefit of no on-ward Chain and currently yielding 4.8% return on investment.

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  
Currently achieving £1405 per month excluding utilities  
Is let as a HMO

With the convenience of no onward chain, this property presents a rare opportunity to acquire as a buy to let or as a home.

Viewings strictly by appointment only

**Identification checks**  
Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

**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)

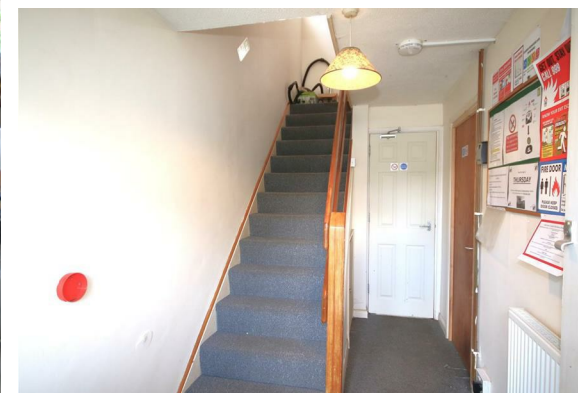
**Bedroom 2**  
9'3" x 9'3" (2.824 x 2.820)

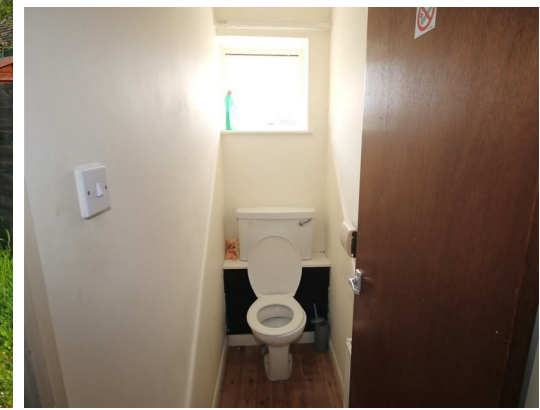
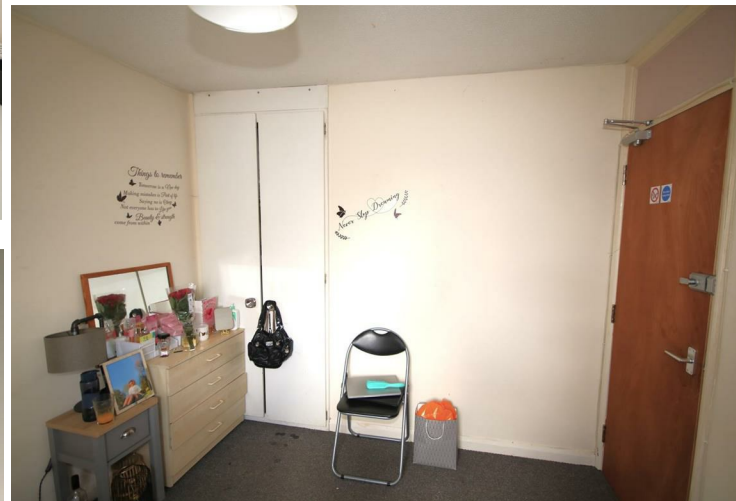
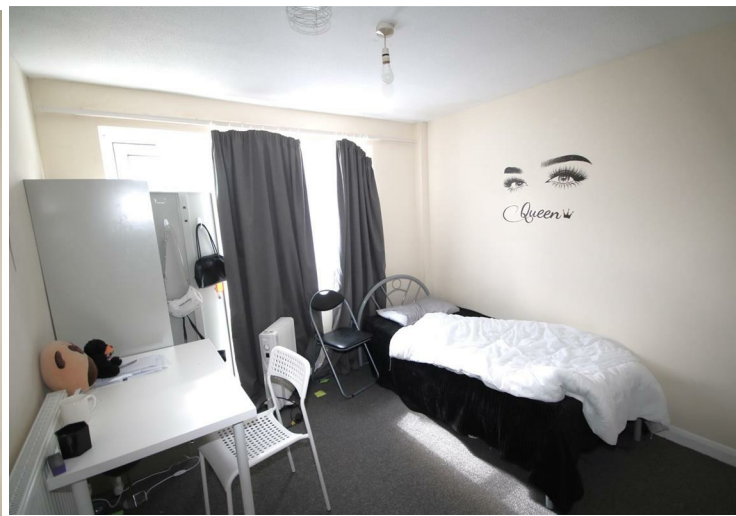
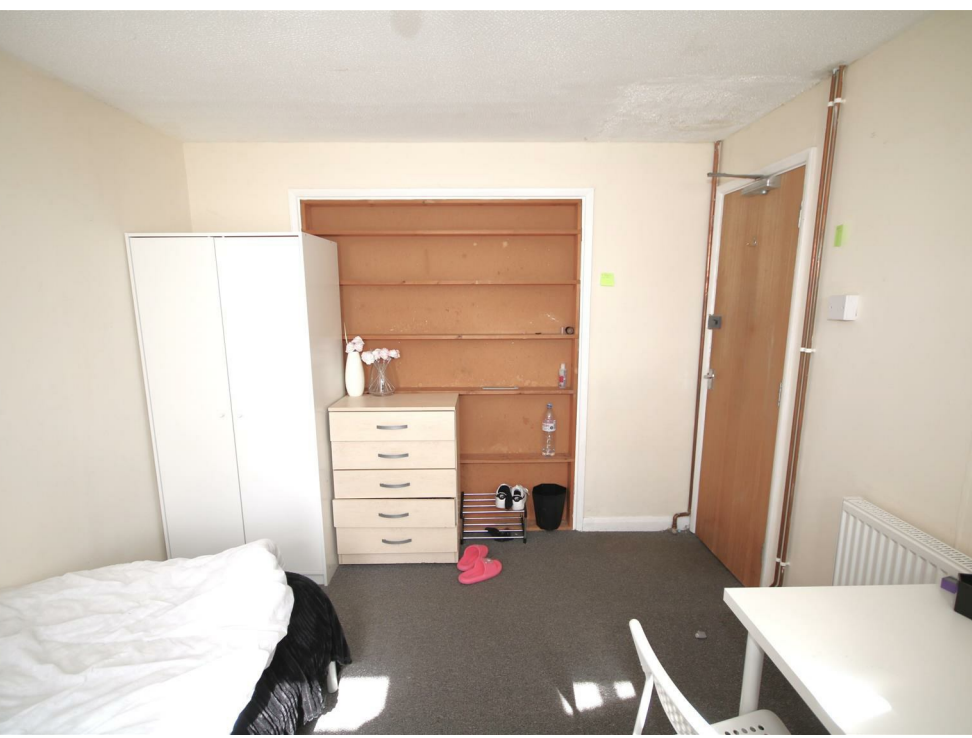
**Bedroom 3**  
10'3" x 13'3" (3.132 x 4.041)

**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

