

Downs Road, Canterbury, CT2 7TW  
Asking Price £325,000





## Downs Road

### Canterbury CT2 7TW

Great HMO investment

A great investment opportunity to purchase this 6 bedroom Licensed HMO currently rented out for £2550 pcm inclusive of utility bills.. Annual income is £30,600 yielding 8.5% per annum. The property is currently let out on a single room basis until July 2025 and is managed by Day Management.

As a Buy to let there is no onward chain.

Ofcom broadband results:- Standard 18 Mbps, 1 Mbps  
Council Tax Band: C (Canterbury City Council)

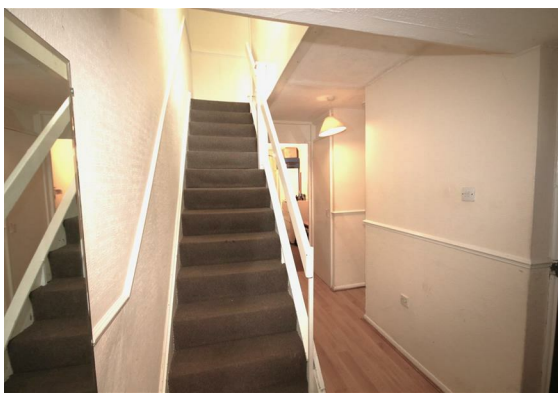
#### Identification checks

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.

#### Kitchen

17'1" x 8'8" (5.227 x 2.652)







### Living Room

10'7" x 12'2" (3.230 x 3.718)

### Bedroom 2

10'11" x 6'6" (3.338 x 1.996)

### Bedroom 1

12'6" x 7'11" (3.825 x 2.426)

### Shower Room

4'8" x 4'7" (1.426 x 1.421)

### WC

### Bedroom 6

9'2" x 11'0" (2.812 x 3.363)

### Bedroom 5

9'4" x 8'4" (2.846 x 2.552)

### Bedroom 4

10'9" x 6'6" (3.300 x 1.982)

### Bedroom 3

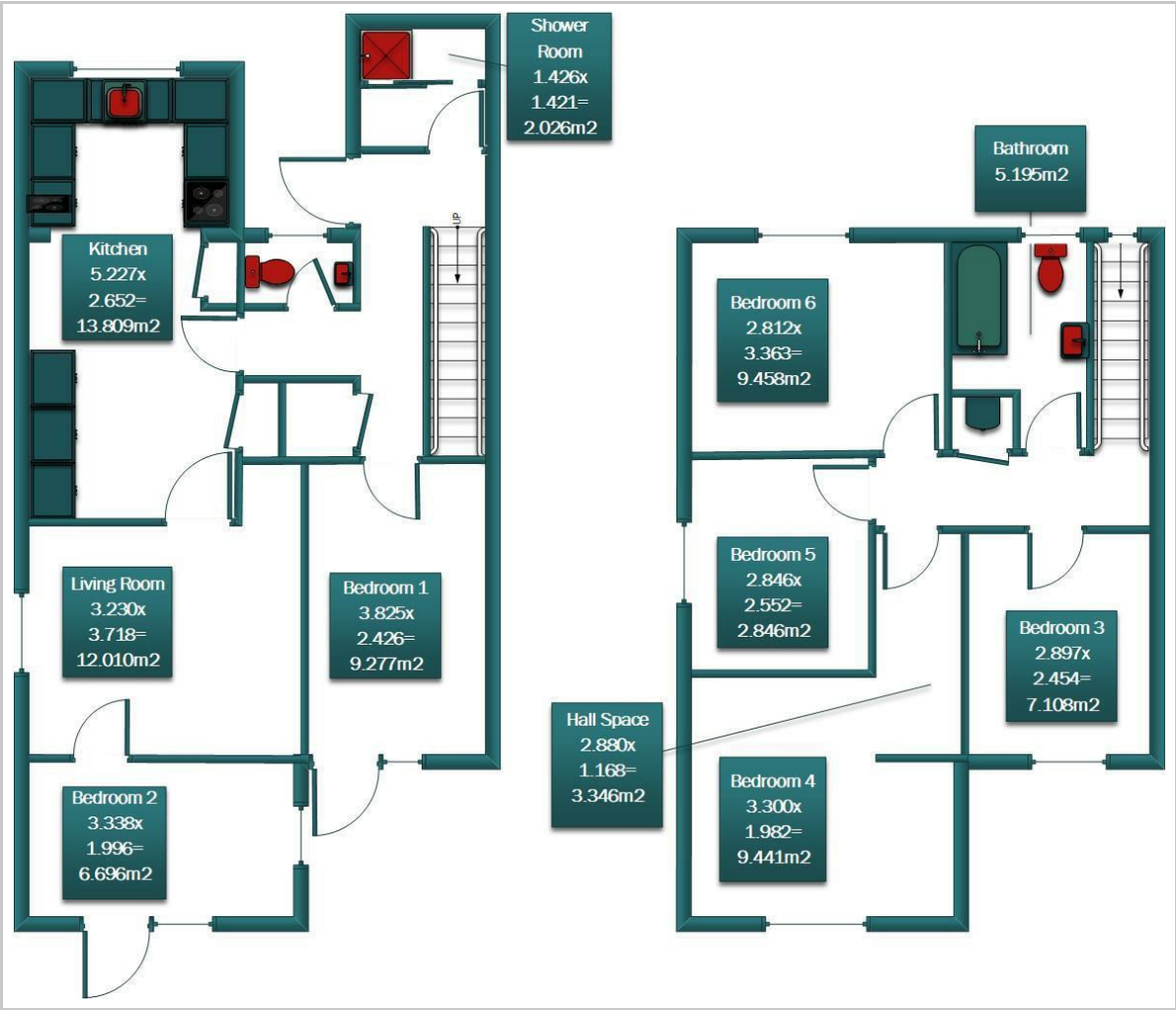
9'6" x 8'0" (2.897 x 2.454)

### Family Bathroom

17'0" (5.195)



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

Area Map



Energy Efficiency Graph

