

Gordon Road, Canterbury, Kent, CT1 3PP

Asking Price £325,000



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Canterbury, Kent CT1 3PP

Substantial period property ideal for investors and tenanted until 31/07/2025.
Council tax band C (Canterbury City Council).

As marketing agent to the vendor, Sally Hatcher Estates are delighted to offer to the market this substantial period property which is located close to the city centre and with excellent access to Canterbury East Station, local supermarkets and the A2. With four lettable rooms this property is achieving £1640 per calendar month and is currently let until July 2025.

Accommodation comprises, entrance hall, two reception rooms currently used as bedrooms and kitchen/dining downstairs and useful cellar room. On the first floor are the two bedrooms, bathroom plus further shower rooms to the rear of the property. Outside is an enclosed rear garden with gated access to the rear. This is an ideal investment property and is located in a popular area of the city. For any further information or to arrange a viewing please contact our offices.

All viewings are 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.





Entrance Hall

Reception Room One / Bedroom

12'1" x 11'1" (3.7 x 3.4)

Reception Two / Bedroom Two

12'5" x 9'2" (3.8 x 2.8)

Kitchen / Dining Room

13'1" x 8'10" (4 x 2.7)

Cellar

15'5" x 12'5" (4.7 x 3.8)

First Floor Landing

Bedroom Three

12'5" x 9'10" (3.8 x 3)

Bedroom Four

14'5" x 10'9" (4.4 x 3.3)

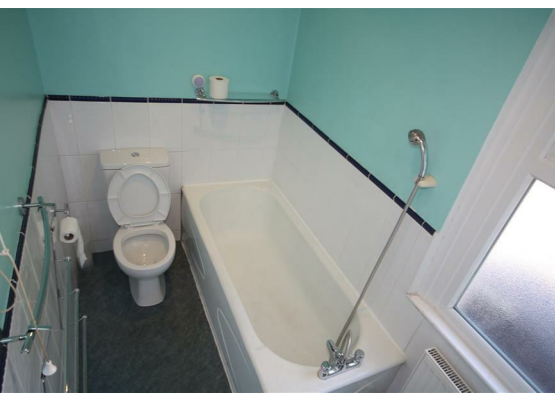
Bathroom

8'10" x 4'11" (2.7 x 1.5)

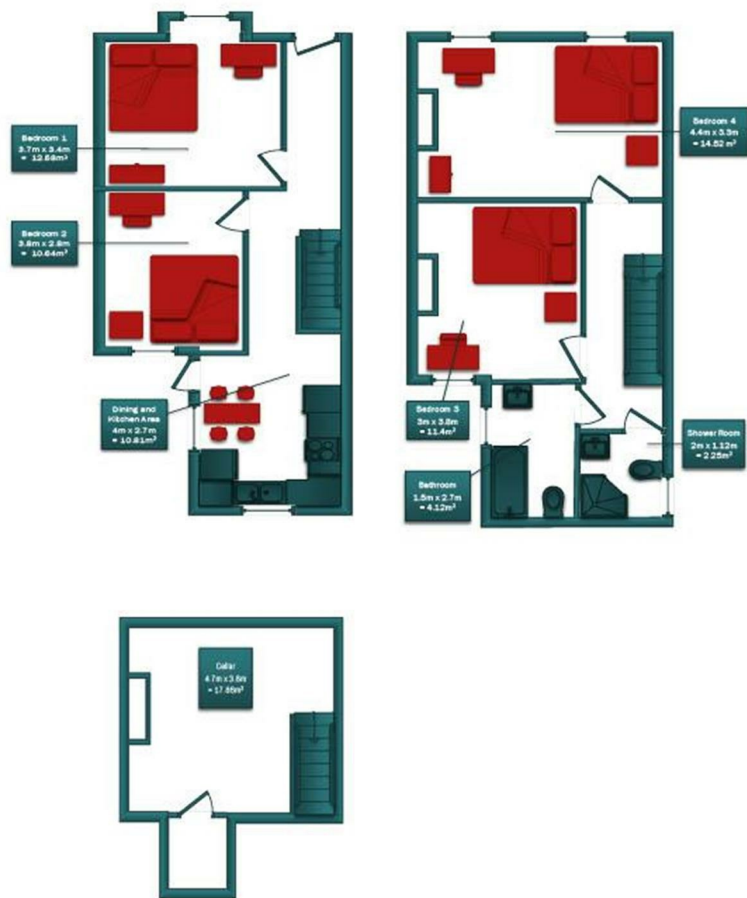
Shower Room

6'6" x 3'8" (2 x 1.12)

Rear Garden



Floor Plan

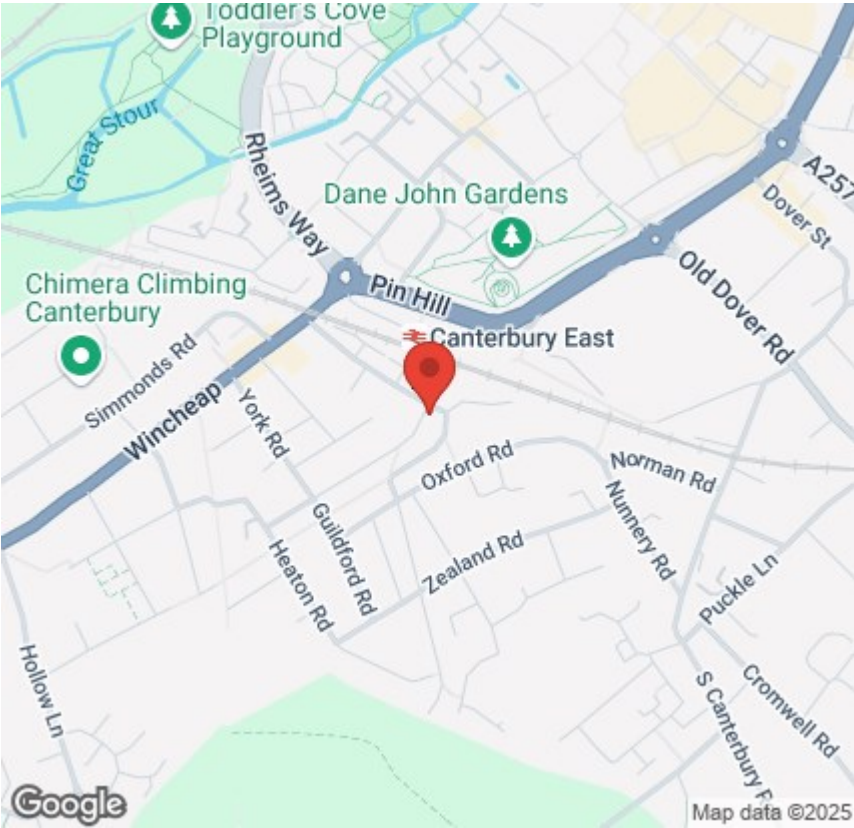


Viewing

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

