



**Connells**

St. Martins Road  
Canterbury



## Property Description

Connells are delighted to bring to market this 4/5 bedroom end of terrace property in the popular area of St Martins Road, Canterbury.

This property is currently being sold as no onward chain and has the opportunity to be a spacious family home, or an ideal investment property for landlords. The house is spread over 3 floors, downstairs offers a large living room/bedroom and a open plan kitchen/diner. On the first floor you will find 3 good sized bedrooms and a large bathroom. On the top floor is a large master bedroom with another bathroom.

This property also offers patio at the rear and a generously sized garden. At the front of the property there is on street parking.

This property currently holds a HMO license until October 2027 and pulls in £1695.00 per month in rent with a yield of 5.8%.

Location wise, the property is a short walk from the City centre, 20 minutes walk from Canterbury West and within close proximity to Canterbury Christchurch University.

Calls Connells now to arrange your viewing.

## Kitchen Open Into Dining Area

10' 10" x 12' 2" ( 3.30m x 3.71m )

## Lounge/Bedroom Five

12' 2" x 12' 4" ( 3.71m x 3.76m )

## Bedroom One

12' 7" x 19' 1" ( 3.84m x 5.82m )

## Bedroom Two

11' 3" x 12' 2" ( 3.43m x 3.71m )

## Bedroom Three

11' 3" x 12' 4" ( 3.43m x 3.76m )

## Bedroom Four

8' x 8' ( 2.44m x 2.44m )

## Bathroom One

## Bathroom Two









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01227 764 720**  
**E [canterbury@connells.co.uk](mailto:canterbury@connells.co.uk)**

29-30 Watling Street  
 CANTERBURY CT1 2UD

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBY406222](http://connells.co.uk/Property/CBY406222)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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