

for sale

guide price **£240,000** Freehold



Brymore Road Canterbury CT1 1JE

****Guide Price £240,000 - £260,000****

PERFECT INVESTMENT OPPORTUNITY*
A FOUR BEDROOM, ready-made, student let property. Don't miss out on this terraced home comprising lounge, kitchen, bathroom and **FRONT & REAR GARDENS**. Offered to the market with **NO ONWARD CHAIN**.



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Property Details

Entrance Porch

Single glazed door to the side.

Lounge 10' 5" plus window space x 8' 10" (3.17m plus window space x 2.69m)

Double glazed window to the rear, radiator, television point, telephone point.

Dining Room / Bedroom Four 11' 5" Max x 10' 5" Max (3.48m Max x 3.17m Max)

Double glazed window to the rear, double glazed patio doors to the rear leading to the rear garden, radiator.

Kitchen 10' 8" x 8' 9" (3.25m x 2.67m)

Fitted kitchen with a range of matching wall and base units, stainless steel single bowl sink and drainer, work surfaces over, splashback tiling, gas oven with gas hob, washing machine, dishwasher, fridge/freezer, Ideal combi boiler, double glazed window to the front, door to lounge.

Shower Room

Wet room style shower room, recess with shelving, small window to side, towel rail

Seperate W.C

Low level w.c.

Landing

Stairs from ground floor, loft access, airing cupboard with shelving.

Bedroom One 12' 3" Max x 10' 11" Max (3.73m Max x 3.33m Max)

Double glazed window to the front, radiator.

Bedroom Two 12' 3" Max x 9' Max (3.73m Max x 2.74m Max)

Double glazed window to the rear, radiator.

Bedroom Three 9' x 8' (2.74m x 2.44m)

Double glazed window to the rear, radiator.

Bathroom

Suite comprising of panelled bath with shower attachment over, wash hand basin, low level w.c, part tiled, double glazed obscured window to the rear.

To The Outside

Front Garden

Garden to the front mainly laid to lawn, pathway to front entrance door.

Rear Garden

Garden to the rear, mainly laid to lawn, fenced boundaries, gate to the rear, patio area.



directions to this property:

Leave the centre of Canterbury on the A28 towards Ramsgate, passing along Military Road then left at the roundabout onto Tourtel Road. At the next roundabout take the third turning on the right into Brymore Road.

To view this property please contact Connells on

T 01227 764 720
E canterbury@connells.co.uk

77 Castle Street
CANTERBURY CT1 2QD

Tenure: Freehold

EPC Rating: D

Property Ref: CBY402680 - 0007



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.