



Connells

Whitstable Road
Canterbury



Property Description

Available to market is this fantastic investment opportunity in a central location of Canterbury. Moments away from Canterbury's City centre, main line train station and both Kent and Christchurch universities, the property is being sold with no onward chain.

The whole building is being sold within one title and includes a five bedroom house, accommodation laid over three floors with communal lounge, kitchen, utility and shower room with toilet and two bathrooms, one on each floor.

The properties are currently rented with a strong yield return when fully let. Further information can be provided on request. The property is fully licensed as use as a House of Multiple Occupancy.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead. identity and anti-money laundering checks.

Ground Floor

Entrance Hall

Bedroom Three

12' 10" x 11' 10" (3.91m x 3.61m)

Lounge

15' 5" x 12' 6" (4.70m x 3.81m)

Kitchen

15' 5" x 8' 2" (4.70m x 2.49m)

Utility Area

8' 11" x 7' 7" (2.72m x 2.31m)

Shower Room

First Floor

Bedroom One

15' 5" x 12' 2" (4.70m x 3.71m)

Bedroom Four

12' 2" x 9' 6" (3.71m x 2.90m)

Storage Room

9' 2" x 8' 6" (2.79m x 2.59m)

Shower Room

8' 6" x 6' 3" (2.59m x 1.91m)

Second Floor

Bedroom Two

15' 5" x 12' 6" (4.70m x 3.81m)

Bedroom Five

12' 2" x 9' 6" (3.71m x 2.90m)

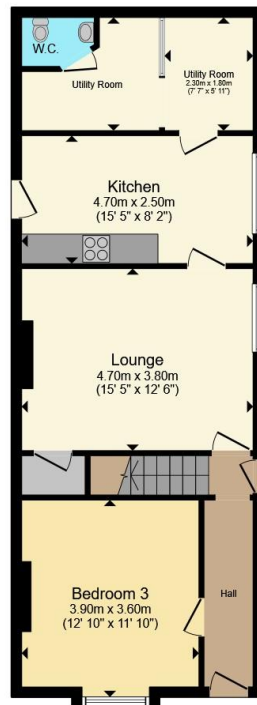
Shower Room

7' 10" x 5' 11" (2.39m x 1.80m)

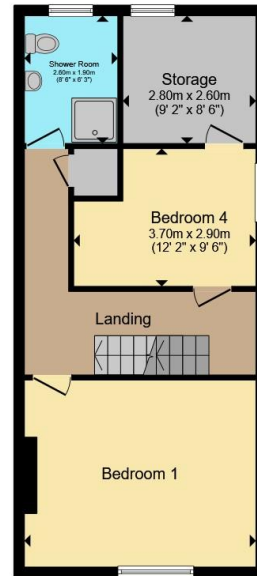




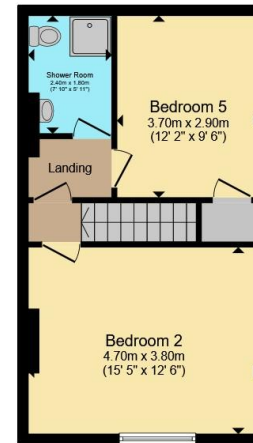




Ground Floor



First Floor



Second Floor

Total floor area 156.8 m² (1,688 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407038



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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