

The Close, Canterbury, Kent, CT2 7TP

Asking Price £245,000

Sally Hatcher  
estates



# The Close

## Canterbury, Kent CT2 7TP

Great investment opportunity.

Located close to the University of Kent is this well-maintained house which presents an excellent opportunity for investors. Currently operating as a House in Multiple Occupation (HMO), the property is let until July 2026, generating a steady income of £1,400 per month which is yielding 7% return per annum.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a convenient downstairs WC. The fitted kitchen, comes complete with essential appliances, this flows seamlessly into a spacious sitting room, which provides access to an enclosed rear garden—perfect for enjoying outdoor moments in privacy.

The property boasts four well-proportioned bedrooms, with the first bedroom conveniently located off the lounge on the ground floor, offering flexibility for various living arrangements. Upstairs, you will find three additional bedrooms, alongside a bathroom equipped with a shower over the bath, catering to the needs of residents and guests alike.

The property benefits from cavity wall and 300mls of loft insulation.

Parking is available on-street, ensuring ease of access for residents and visitors. This property not only offers a comfortable living space but also represents a sound investment opportunity in a sought-after area. If you are looking to expand your property portfolio this charming house on The Close is certainly worth considering. This property is sold as a going concern and the vendor has no onward chain.

Council tax band C

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.

### External Bin Store & Storage

### Ground Floor Entry





**Hallway**  
18'0" (5.509)

**WC**  
5'8" (1.749)

**Kitchen**  
8'9" x 10'4" (2.692 x 3.159)

**Living Room**  
11'11" x 11'0" (3.657 x 3.374)

**Rear Porch**  
6'8" (2.053)

**Dining Room / Bedroom 1**  
12'3" x 8'1" (3.747 x 2.474)

**First Floor**

**Hallway**

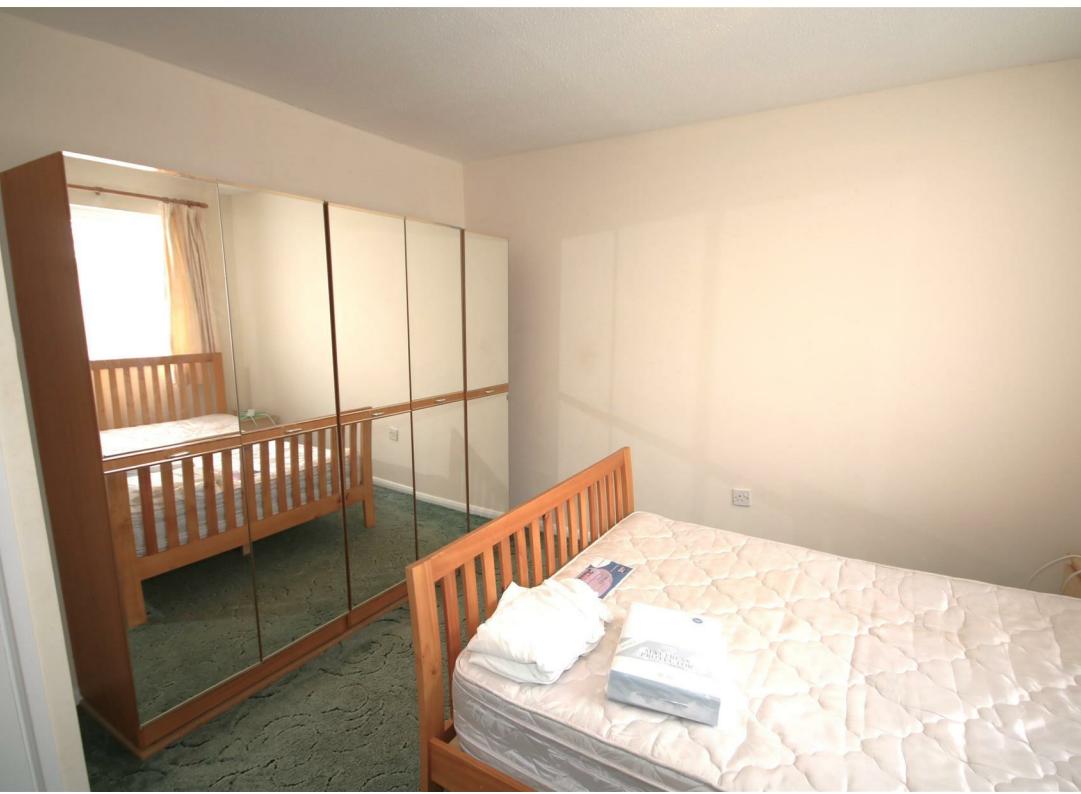
**Store Cupboard**  
4'2" (1.292)

**Bathroom**  
5'11" x 9'1" (1.821 x 2.788)

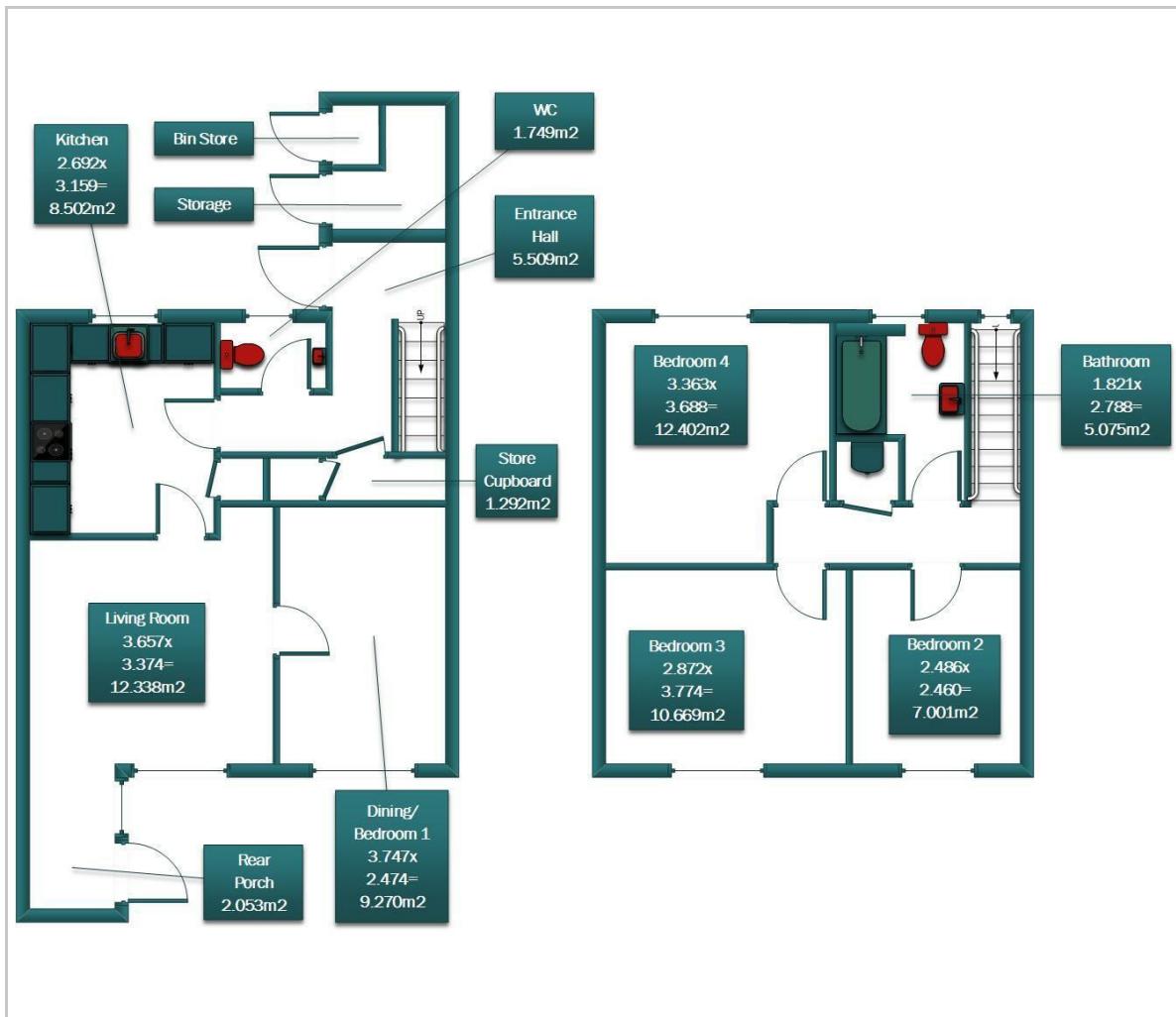
**Bedroom 2**  
8'1" x 8'0" (2.486 x 2.460)

**Bedroom 3**  
9'5" x 12'4" (2.872 x 3.774)

**Bedroom 4**  
11'0" x 12'1" (3.363 x 3.688)



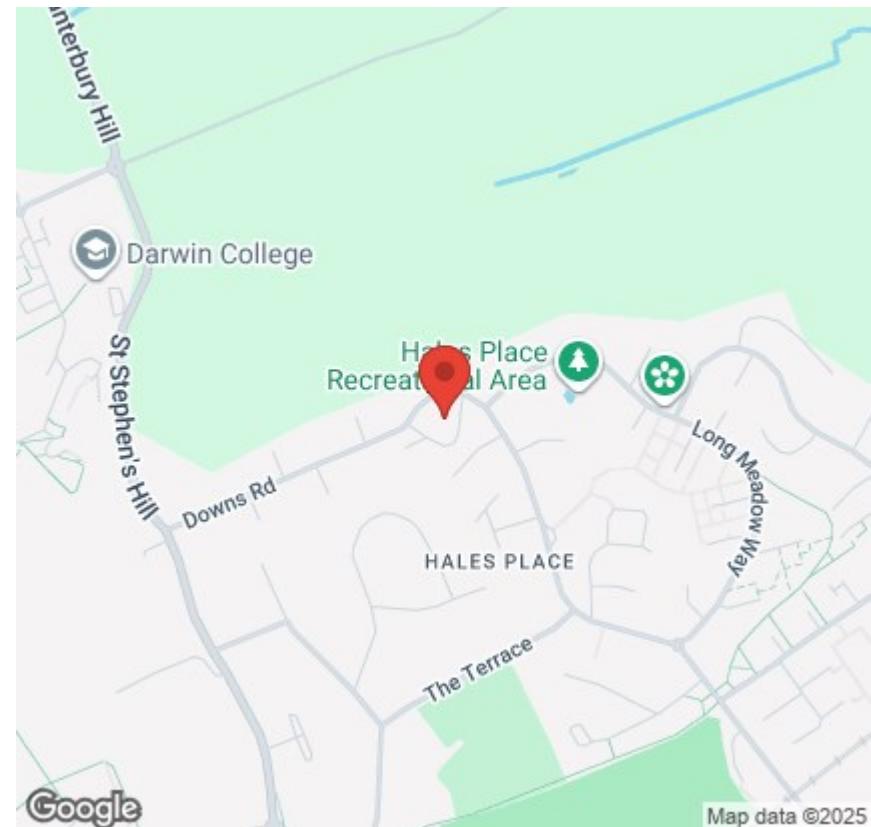
## Floor Plan



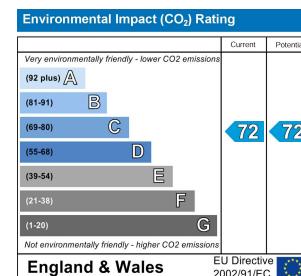
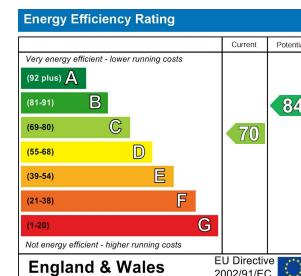
## Viewing

Please contact us on 01227 733888  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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.