



Edward Road, Canterbury

Guide Price £325,000 Freehold

FANTASTIC INVESTMENT

Description

Oatley & O'Connor are delighted to bring to the market this period semi-detached house, which is ideally located in the heart of Canterbury City centre. within a short walk of Waitrose and a variety of other shops, bars and restaurants. Currently being used as a 4 bedroom student let. The property is already rented out for the 2021 - 2022 academic year at £19,680 per annum. The property has been rented to four female students. The house has a bright communal lounge with a bay window letting in plenty of sunlight, there is also a modern kitchen at the rear, with a good range of fitted units and complimentary work surfaces. The house has a good sized bathroom which has a three piece fitted white suite and is fully furnished and ready to be transferred to the new owner. Outside there is a good sized sunny rear garden which faces to the south and the there is permit parking to the front of the property.

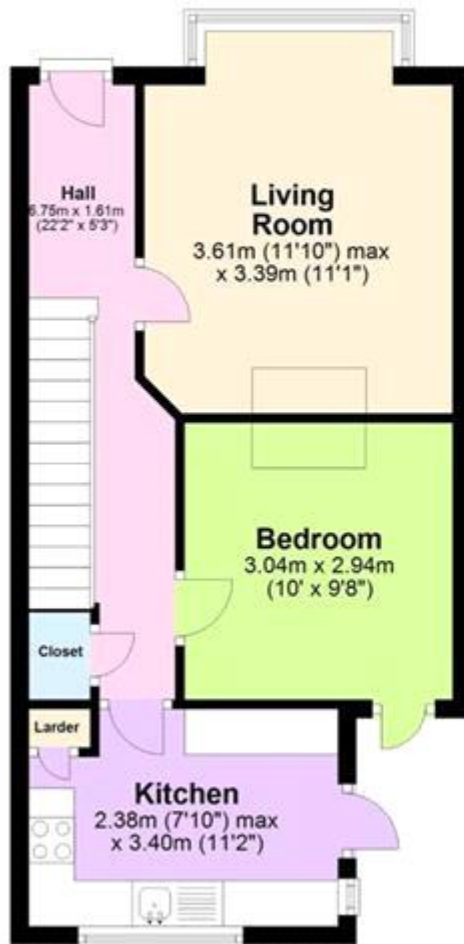
VIEWING ADVISED

Tenure

Freehold



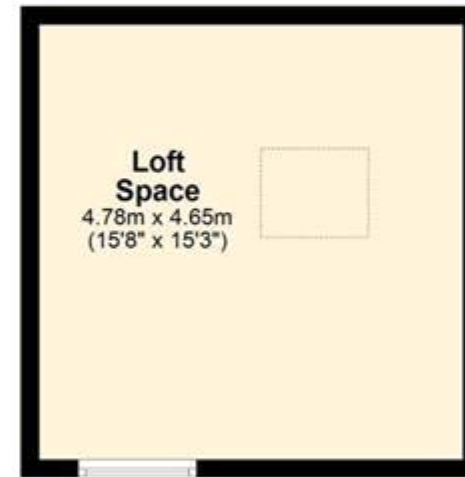
Ground Floor



First Floor



Second Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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