CHRISTOPHER HODGSON

Canterbury

£260,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Canterbury

28 Willow Close, Canterbury, Kent, CT2 7PS

An extended mid-terraced house located on the banks of the River Stour. This sought after central location is easily accessible to the historic Canterbury city centre where there is an array of shops, restaurants, cafés and amenities, and excellent schooling options.

The bright and spacious accommodation would now benefit from a programme of refurbishment throughout and is arranged on the ground floor to provide an entrance hall, a spacious living room with doors leading to the garden, and a kitchen. To the first floor there are three bedrooms and a shower room.

The landscaped rear garden enjoys a South Easterly aspect, extending to 30ft (9.14m) and backs on to the River Stour. The property benefits from driveway providing an area of off-street parking. No onward chain.

LOCATION
Willow Close is situated on the banks of the River Stour and conveniently positioned for access to Canterbury West mainline railway station (0.8 miles), two leisure centres, Sainsbury's supermarket and less than a mile distant to the city centre. The Cathedral City offers a wealth of cultural and leisure amenities including theatres, bars, restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The City also benefits from excellent educational facilities including both public and state schools and higher education institutions. There are two mainline railway stations offering fast and frequent services with the high speed Javelin links from Canterbury West to London St Pancras (approximately 56 mins). Communication links are strong with the A2/M2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

• Entrance Hall

• Living Room 16'0" x 12'6" (4.88m x 3.81m)

• Kitchen 12'2" x 9'7" (3.70m x 2.93m)

FIRST FLOOR

• Bedroom 1 12'7" x 9'9" (3.83m x 2.96m)

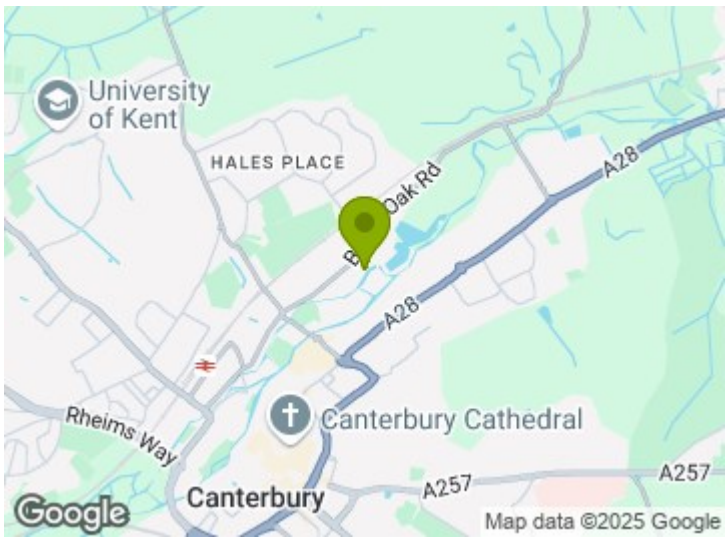
• Bedroom 2 9'9" x 9'7" (2.97m x 2.92m)

• Bedroom 3 9'7" x 6'0" (2.91m x 1.82m)

• Bathroom

OUTSIDE

• Garden 30' x 16' (9.14m x 4.88m)


University of Kent
HALES PLACE
Oak Rd
A28
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Rheims Way
Canterbury Cathedral
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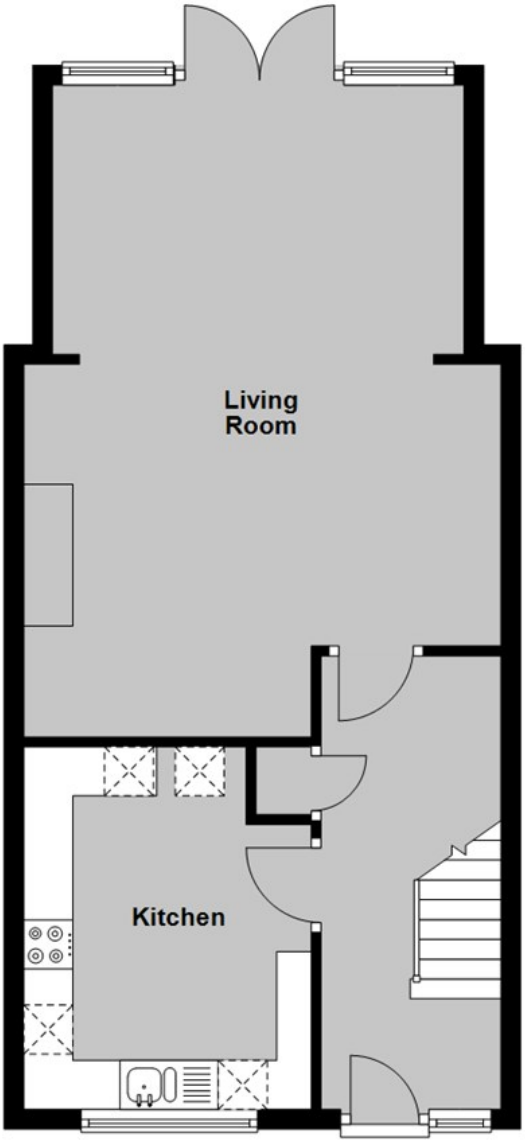
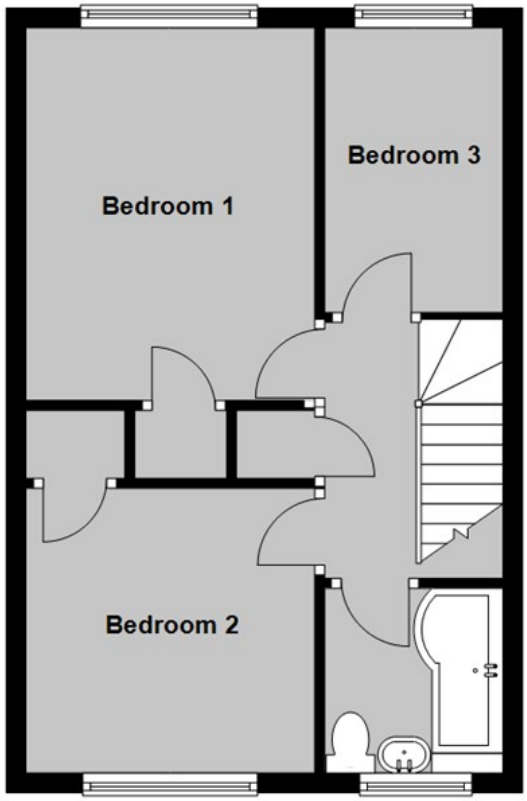
Ground Floor

Approx. 49.0 sq. metres (527.2 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



Total area: approx. 86.2 sq. metres (927.7 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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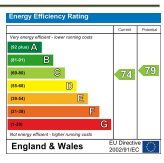

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