

CHRISTOPHER HODGSON



Canterbury

£255,000 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)

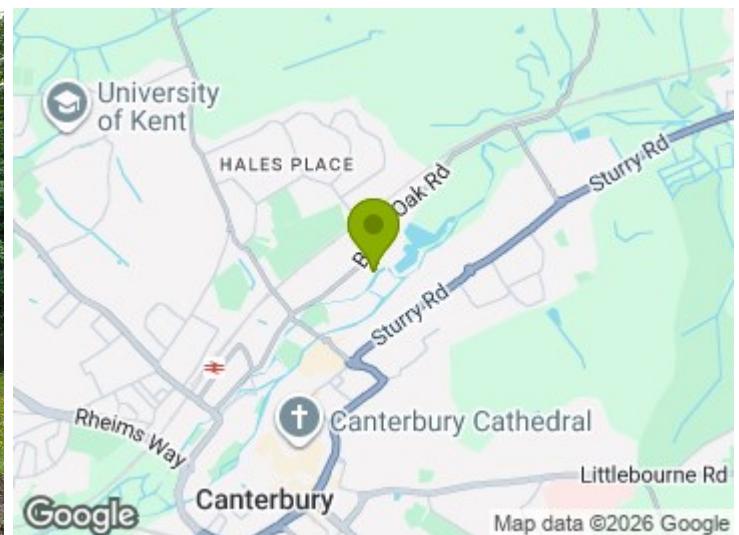
- Kitchen 12'2" x 9'7" (3.70m x 2.93m)

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

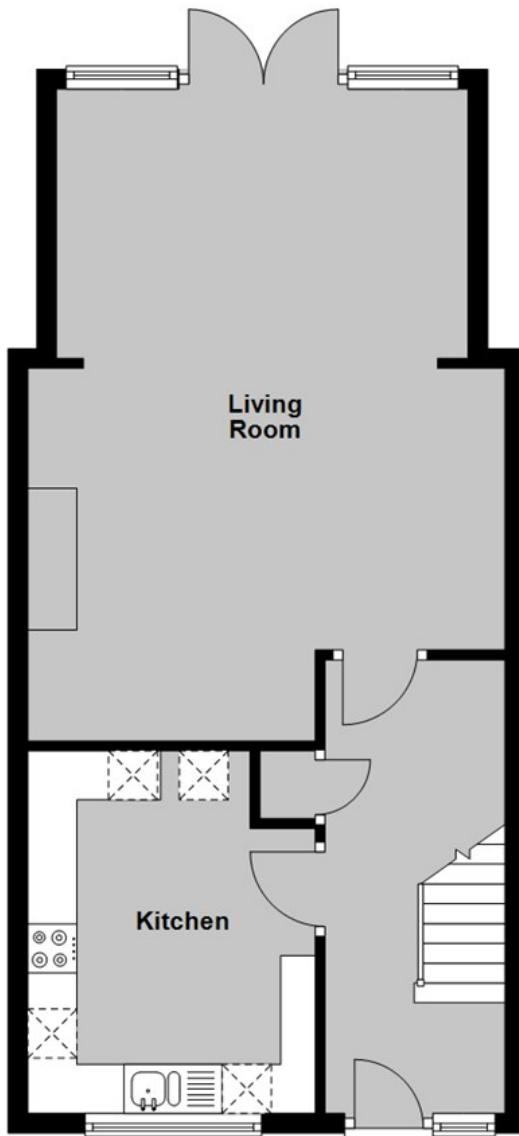
- Garden 30' x 16' (9.14m x 4.88m)





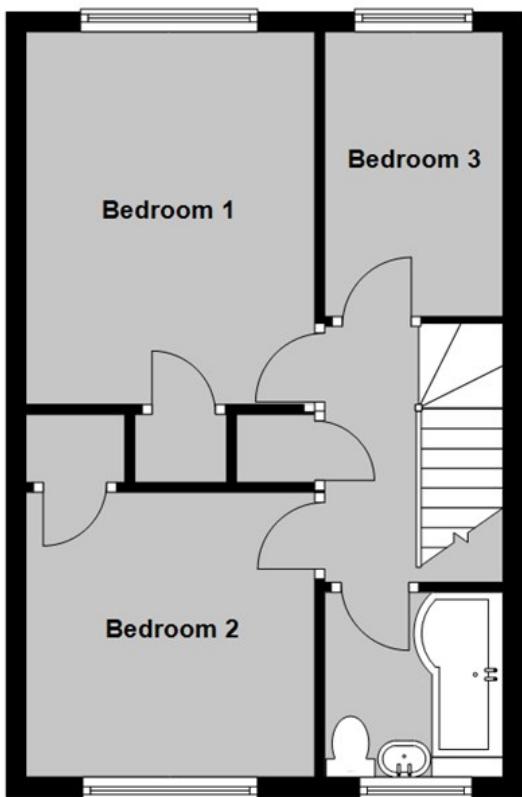
Ground Floor

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.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK



Energy Efficiency Rating		Current	Future
Very energy efficient - near zero energy consumption			
Band A			
Band B			
Band C	74	79	
Band D			
Band E			
Band F			
Band G			
Very energy inefficient - high energy consumption			
England & Wales	74	79	79
EC Directive 2002/91/EC			