

Culpepper Close, Canterbury, CT2 7DD

Asking Price £260,000



# Culpepper Close

## Canterbury CT2 7DD

4 bedroom HMO investment property available.

Nestled in the Hales Place area of Canterbury, this mid-terrace house presents an excellent investment opportunity. Spanning 904 square feet, the property boasts four well-proportioned bedrooms, making it ideal for a House in Multiple Occupation (HMO). Currently, it generates a rental income of £1,305 per month.

Upon entering, you will find a convenient ground floor bedroom located just off the hallway, providing easy access for residents. The fitted kitchen is equipped with all necessary appliances, ensuring a functional space for meal preparation. The sitting room, located overlooking the garden, offers a comfortable area for relaxation and socialising. The upper floor also features three additional bedrooms, along with a bathroom that includes a shower over the bath, catering to the needs of all occupants.

The property benefits from an enclosed rear garden, perfect for outdoor activities or simply enjoying a quiet moment in the fresh air. Additionally, parking is available on the street without the need for a permit, adding to the convenience of this residence.

This property is not only a practical choice for those seeking a home but also represents a sound investment in a desirable location. With its spacious layout and potential for rental income, it is a must-see for any discerning buyer or investor.

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.

### Bin Store & Storage

### Ground Floor Entry





**Hallway**

**Kitchen**

11'6" x 8'9" (3.51m x 2.67m)

**Dining Area**

8'5" x 5'2" (2.585 x 1.600)

**Combined Kitchen/Dining Area**

44'6" (13.580)

**Living Room**

9'2" x 10'1" (2.798 x 3.089)

**Bedroom 1**

12'7" x 10'11" (3.836 x 3.331)

**First Floor**

**Hallway**

**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**

9'11" x 12'3" (3.026 x 3.753)

**Bedroom 4**

11'8" x 8'3" (3.568 x 2.534)



## Floor Plan

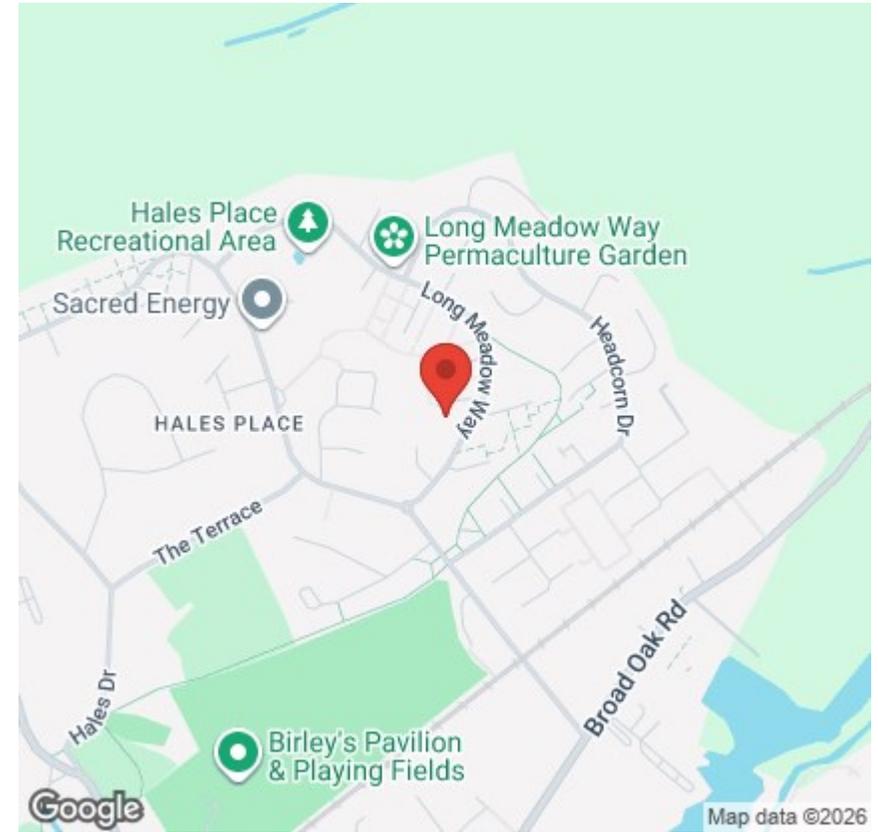


## Viewing

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

