

47 Dover Street, Canterbury Offers Over £350,000



47 Dover Street

Canterbury, Canterbury

Miles & Barr are delighted to be offering to the market this lovely four bedroom property on the edge of the city centre and within walking distance to Christ Church University and both train stations. To the ground floor you will find an entrance hallway, bedroom/living room, living room, modern kitchen to rear and a basement. To the first and second floor are three well proportioned bedrooms and the main family bathroom with an en-suite to the top floor room. To the outside of the property there is rear garden that is low maintenance.Dover Street is an excellent residential area situated less than a quarter of a mile from the City centre and within easy walking distance of a very wide range of amenities. Canterbury East railway station and good road links to the A2/M2 are easily accessible. **Tenure: Freehold**

- Rented Out Until 23/06/2023
- Four Double Bedrooms
- Buy to Let Opportunity
- Income of £1820pcm
- Close to Christ Church
- Investment Property
- Council Tax Band C













Entrance

Lounge Dimensions: 3.15m x 3.05m (10'4" x 10'0").

Kitchen Dimensions: 1.85m x 3.33m (6'0" x 10'11").

First Floor

Bedroom One Dimensions: 3.33m x 4.85m (10'11" x 15'10").

Bedroom Two Dimensions: 3.61m x 3.02m (11'10" x 9'10").

Bathroom Dimensions: 2.08m x 1.70m (6'9" x 5'6").

Bedroom Three Dimensions: 2.29m x 3.02m (7'6" x 9'10").

External

Cellar Dimensions: 3.05m x 3.78m (10'0" x 12'4").

Courtyard Garden



Miles and Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is nonrefundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure