

**FOR SALE**

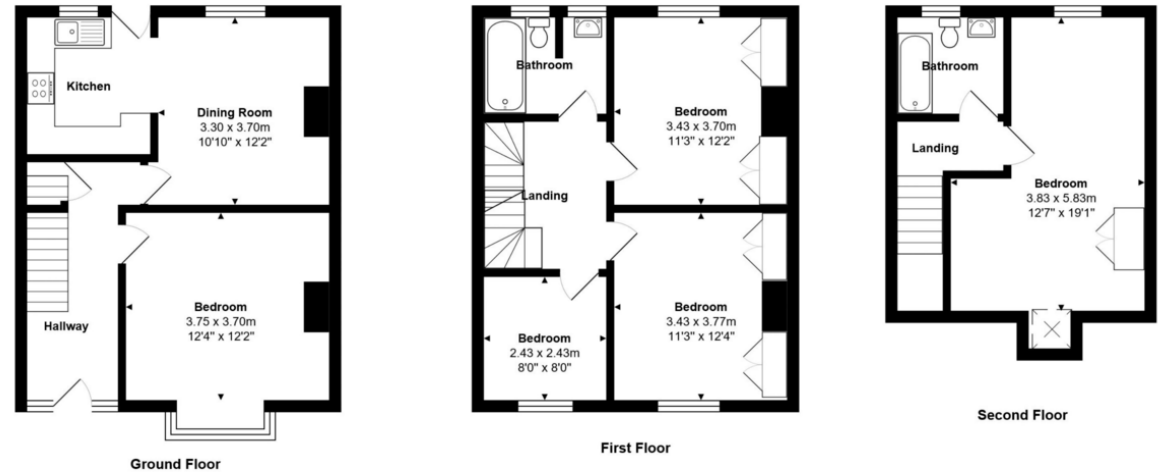


**St Martins Road, Canterbury**  
**£399,000 OIRO**

  
**MARTIN & CO**

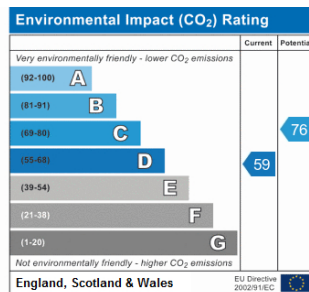
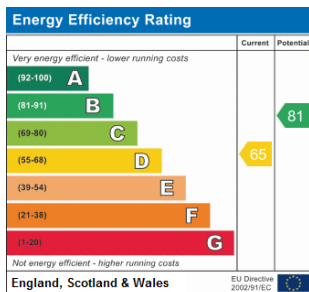
## PROPERTY FEATURES

- Substantial period home
- Versatile living space
- Five bedrooms
- Two bathrooms
- Generous garden
- On street parking
- Close to city centre
- Potential investment opportunity



Total Area: 120.7 m<sup>2</sup> ... 1299 ft<sup>2</sup>

Measurements of doors, windows and rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement  
This plan is for illustrative purpose only .



Address:  
St Martins

Substantial end of terrace home located within walking distance of Canterbury's vibrant city centre, with versatile living arrangements, making it ideal for either a growing family or a group of students. Spread across three floors, the interior boasts an open-plan kitchen, dining, and living area, five good-sized bedrooms and two family bathrooms. Outside, a generous back garden provides a private retreat surrounded by greenery, complemented by convenient on-street parking. This is a lucrative investment opportunity with a robust yield of 5% and tenants in place until July 2024.

## Martin & Co Canterbury

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.