

Rhodaus Close, Canterbury

Asking Price: £280,000

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Rhodaus Close

Canterbury

An excellent opportunity to purchase this versatile three/four-bedroom mid-terraced house, ideally situated in the popular Rhodaus Close area of Canterbury, within convenient reach of the city centre and its extensive range of shops, restaurants, bars and amenities.

Currently let out, the property will be offered for sale with vacant possession, making it an attractive proposition for both investors seeking their next addition to a portfolio and owner-occupiers looking for a conveniently located home.

Arranged over two floors, the accommodation comprises an entrance hallway, a spacious lounge which could alternatively be utilised as a fourth bedroom, a fitted kitchen/diner and a useful single-storey extension to the rear, providing an additional versatile utility/dining space.

To the first floor, there are three bedrooms, served by a family bathroom and a landing with useful storage.

The property benefits from its flexible layout, with the ground floor accommodation offering the potential to suit a variety of living arrangements. The rear extension further enhances the overall living space and provides additional practicality.

Location is another key selling point, with Canterbury city centre just a short distance away, offering a wealth of historical attractions, independent shops, popular restaurants and leisure facilities.

Canterbury's railway stations are also within convenient reach, providing excellent connections to London, including high-speed services from Canterbury West to London St Pancras.

Offering flexible accommodation, a convenient location and the benefit of vacant possession, this property represents an excellent opportunity for investors and prospective homeowners alike.

EPC Rating D

Some images may have been enhanced by AI for illustrative purposes only













Entrance Hall

Bedroom
11'1" x 11'10" (3.38m x 3.6m)

Kitchen/ Loung/ Diner
14'10" x 10'6" (4.52m x 3.2m)

Utility Room
13' x 7'9" (3.96m x 2.36m)

First Floor

Bathroom

Bedroom
8'6" x 10'8" (2.6m x 3.25m)

Bedroom
6'4" x 10'4" (1.93m x 3.15m)

Bedroom
8'6" x 10'4" (2.6m x 3.15m)

External

Garden



Location Summary

The property is situated within the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins).



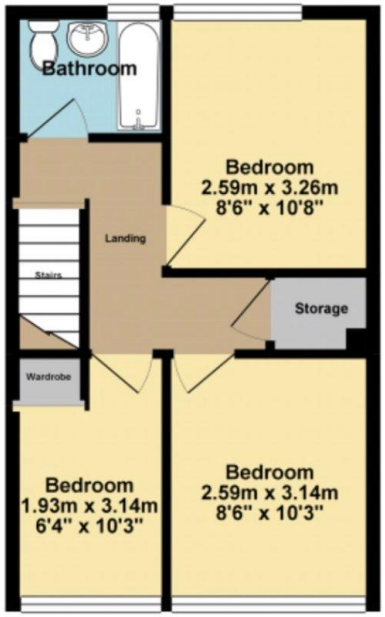




GROUND FLOOR 39.91 sq. m.
(429.57 sq. ft.)



1ST FLOOR 33.45 sq. m.
(360.03 sq. ft.)



TOTAL FLOOR AREA : 73.36 sq. m. (789.59 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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