



GUILDCREST ESTATES



3 Hovenden Close, Canterbury CT2 7DR





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Hovenden Close, Canterbury  
CT2 7DR

**Guide price £270,000**

\*\*\*Guide Price £270,000 - £290,000\*\*\*

This four-bedroom student property is a solid investment opportunity in a popular Canterbury location. Each of the four rooms is a good-sized double, making it ideal for student tenants.

The house has a shared bathroom and is currently let, bringing in £19,800 a year – giving a rental yield of just over 7%. Students are already signed up for the 2025/26 academic year, so rental income continues straight away.

Located close to local shops, bus routes, and the city centre, it offers easy access to both universities and all Canterbury has to offer.

A straightforward, reliable investment in the student market with tenants in place and good returns.

#### **Kitchen**

11'5 x 8'9 (11'5 x 8'9 (3.48 x 2.67))

#### **Lounge**

12'7 x 11'3 (12'7 x 11'3 (3.84 x 3.43))

#### **Dining Room**

10'2 x 6'2 (10'2 x 6'2 (3.10 x 1.87))

#### **Bedroom 4**

9'6 x 8'9 (9'6 x 8'9 (2.89 x 2.67))





- Bedroom 1**  
12' x 9'11 (12' x 9'11 (3.67 x 3.01))
- Bedroom 2**  
11'10 x 8'6 (11'10 x 8'6 (3.60 x 2.60))
- Bedroom 3**  
9'10 x 8' (9'10 x 8' (2.99 x 2.45))

- Bathroom**
- Storage**



- Rear Garden**





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## Key Features

- 4 double bedrooms
- 1 shared bathroom
- Student house investment
- £19,800 annual rental
- Over 7% rental yield
- Students in situ 2025/2026
- Located in Canterbury
- Close to university
- Ideal for investors
- Viewing recommended

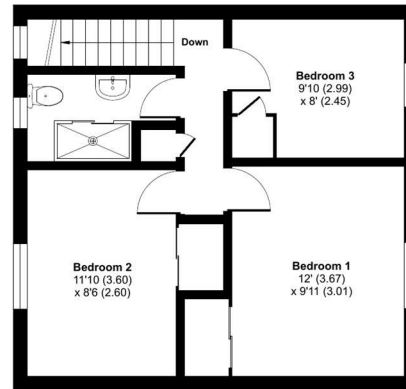
## Important Information

Freehold  
House - Terraced  
1043.00 sq ft  
Council Tax Band C  
EPC Rating

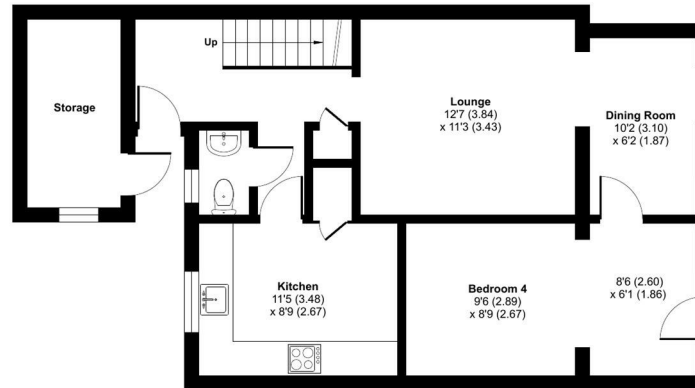
£270,000

### Hovenden Close, Canterbury, CT2

Approximate Area = 1044 sq ft / 96.9 sq m (excludes storage)  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Guildcrest Estates Ltd. REF: 1357853



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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