



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



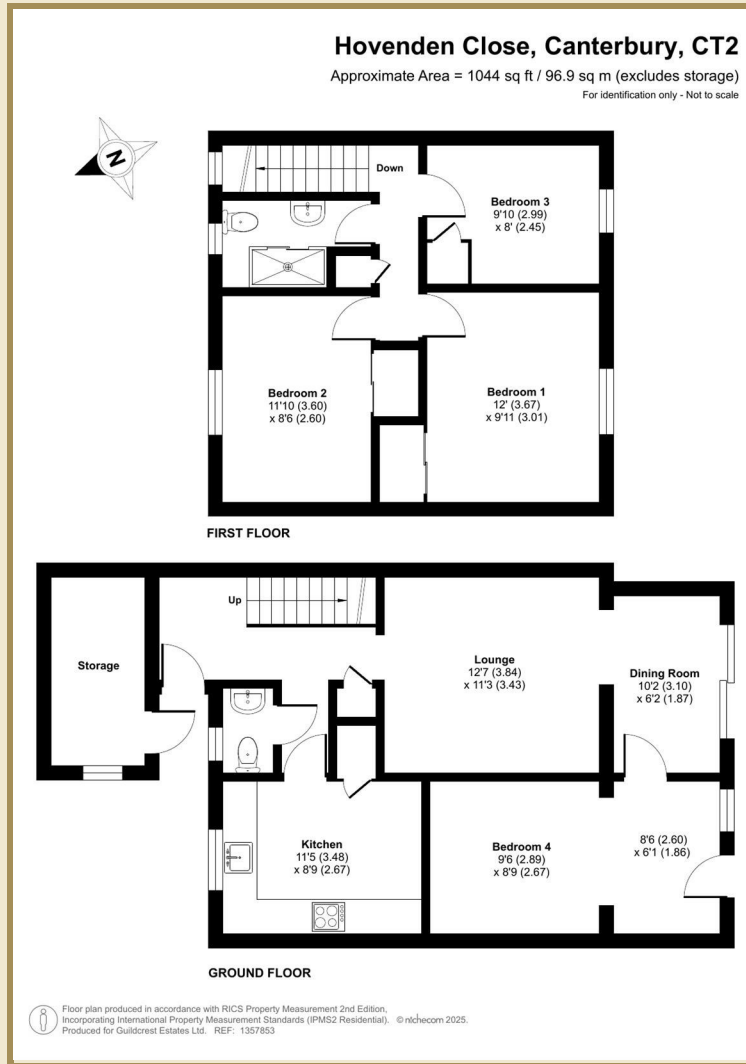
Key Features

- 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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