



Charles Bainbridge



13 North Holmes Road,  
Canterbury, Kent, CT1 1QN

£325,000









A substantial period terrace house currently utilised as a four bedroom student letting property with student tenancies in place to the summer of 2025. The accommodation is arranged over two floors and includes a large kitchen/dining room which opens to a conservatory at the rear in turn overlooking and opening onto the garden. There is a large bedroom to the front on the ground floor plus a utility/laundry room and shower room. On the first floor there is a large bedroom to the front, two further bedrooms, and an additional separate shower room. The property benefits from double glazed windows and gas fired central heating. The current rental income is £1800 (excluding utility bills) pcm.

Externally there is an enclosed rear garden with a paved seating area.

The property is located in a residential area close to Canterbury City Centre and the entrance to Christ Church University. Canterbury boasts an extensive range of amenities including a wide selection of shops and restaurants, sports facilities, and a comprehensive range of schools, colleges, and universities including the nearby Christ Church University. There are two mainline railway stations serving the City with Canterbury West providing the High-Speed Link to London St. Pancras with a journey time of approx. 55 mins. Easy access can be gained onto the A2 to Dover and the M2 to London. The outlying east Kent countryside provides lovely walking and cycling.

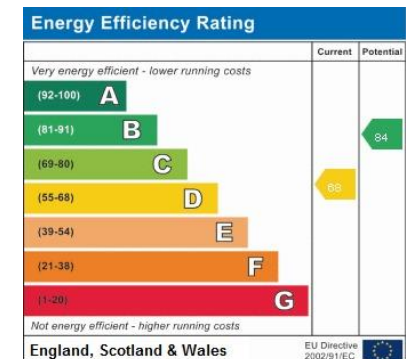
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

Council Tax Band: C

Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)







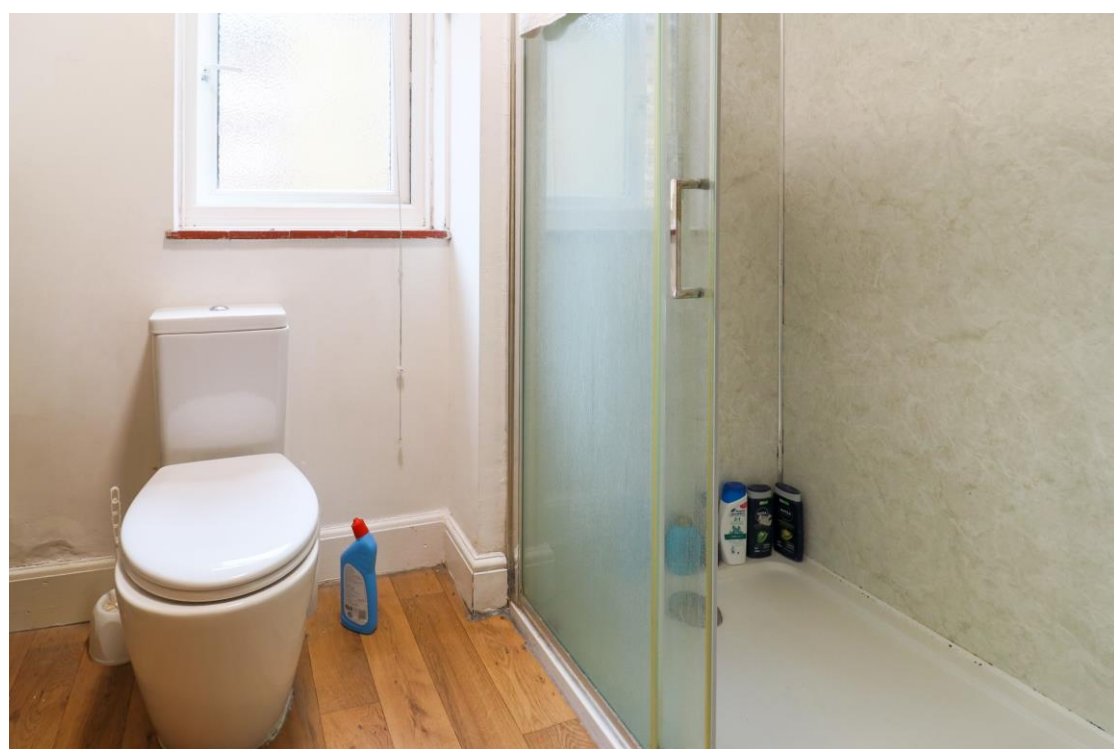
GROUND FLOOR  
614 sq.ft. (57.1 sq.m.) approx.

TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) 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.  
Made with Metropix ©2024



1ST FLOOR  
514 sq.ft. (47.8 sq.m.) approx.









Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



Charles  
Bainbridge

1 The Bakery, 47 Broad Street,  
Canterbury, Kent CT1 2LS

01227 780227

[sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)  
[charlesbainbridge.com](http://charlesbainbridge.com)