



12 Otham Close, Canterbury, Kent, CT2 7QX

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**12 Otham Close, Canterbury, Kent,
CT2 7QX**

£300,000 Freehold

A very well presented three/four bedroom end of terrace family home located to the north of the city centre and within easy reach of Canterbury West railway station, the University of Kent and local primary and secondary schools.

The property has been a successful investment for the current owner so will appeal to both landlords and owner-occupiers alike.

The accommodation is very well presented throughout and is ready to move straight in to.

The front door opens to the porch and through to the entrance hall which benefits from a downstairs cloakroom. The kitchen is to the front and has a modern range of wall and base units, a breakfast bar area and spaces for appliances.

The sitting room is to the rear and has patio doors leading to the good size back garden. Also on the ground floor is bedroom four, it is thought these rooms could be easily made in to one larger reception room.

Upstairs there are three good size bedrooms and a modern family bathroom. There are front and rear gardens and ample on-street parking. The property has gas-fired central heating, double glazing throughout and is offered to the market with no onward chain.

Otham Close is situated in Hales Place just over a mile from Canterbury's vibrant city centre and Canterbury West station. Everyday amenities can be found in nearby St. Stephen's, while the city offers an excellent array of shops, cultural attractions, and educational establishments, including leading state and private schools such as the Simon Langton grammar schools, Kent College, The King's School, and St. Edmund's. The University of Kent

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and Christ Church University are both within walking distance.

Cultural highlights include the renowned Marlowe Theatre, the Cathedral, local museums, and the beautifully restored Beane Gallery and Library. Sporting facilities are plentiful, with Canterbury Golf Club, the Polo Farm Sports Club, and the St. Lawrence Ground - home to Kent County Cricket Club - all within easy reach.

High-speed services from Canterbury West reach London St Pancras in approximately 55 minutes, with additional routes to Victoria, Cannon Street, and Charing Cross available from Canterbury East. The A2 provides swift access to Dover for cross-Channel connections and to Folkestone for the Channel Tunnel Terminal.

Agent's Note: In accordance with Section 21 of the Estate Agent Act 1979, we declare that a member of staff has an interest in this property.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

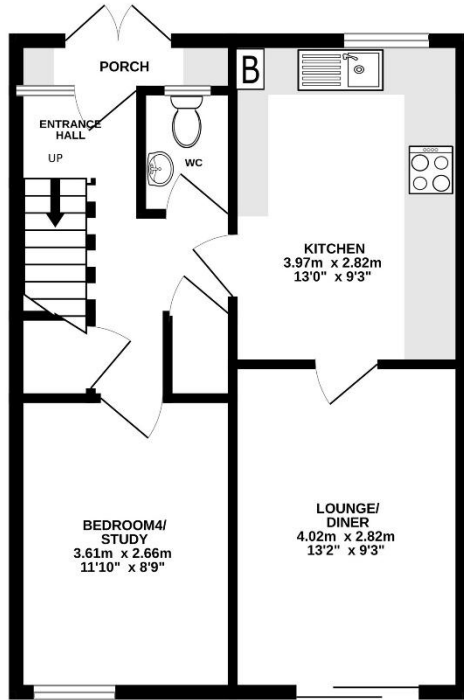
Services: Mains electricity, water & drainage.

Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

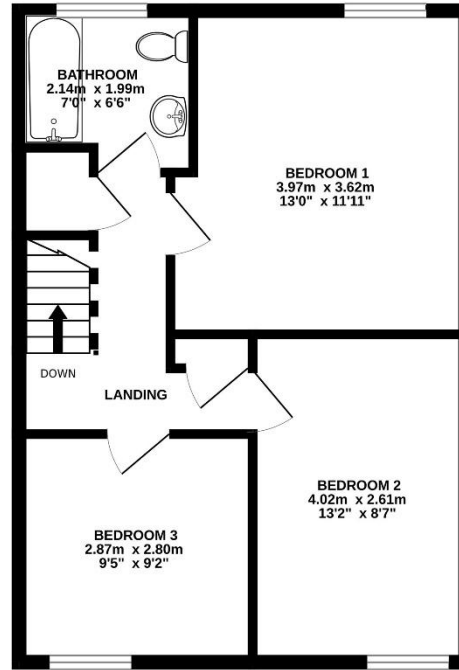
Date: These particulars were prepared on 16/9/26



GROUND FLOOR
43.8 sq.m. (472 sq.ft.) approx.



1ST FLOOR
43.8 sq.m. (472 sq.ft.) approx.



TOTAL FLOOR AREA : 87.6 sq.m. (943 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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