



PCM

£1,650 PCM

3 x 

2 x 

1 x 

**Wood Hill, Tyler Hill,
CT2 9NL**

Available Early January! Nestled in the charming Wood Hill of Tyler Hill, this stunning new build semi-detached house is a true gem waiting to be discovered. Boasting a modern design spread across three floors, this property offers three bedrooms for your comfort and convenience.

Step inside and be greeted by a spacious hall that leads you to a sleek kitchen at the front of the house, perfectly complemented by a lounge area at the rear. The lounge's bi-fold doors open up to a lovely garden, inviting the outdoors in and creating a seamless blend of indoor-outdoor living.

The primary bedroom, located on the second floor, comes complete with its own ensuite, offering a private sanctuary within this contemporary abode. With a built year of 2024, this property exudes freshness and modernity, making it a desirable choice for those seeking a stylish home.

Conveniently situated for easy access to Canterbury City centre, this house not only offers a comfortable living space but also a prime location that ensures you're never far from the vibrant city life.

Don't miss the chance to make this your home sweet home. See and appreciate all that this property has to offer from early January, to





- EPC Rating - B
- Brand New Build
- Arranged over Three Floors
- Fully Fitted Kitchen
- Ample Parking
- Close to Canterbury Town Centre





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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		