



2 Otham Close,  
Canterbury, Kent, CT2 7QX

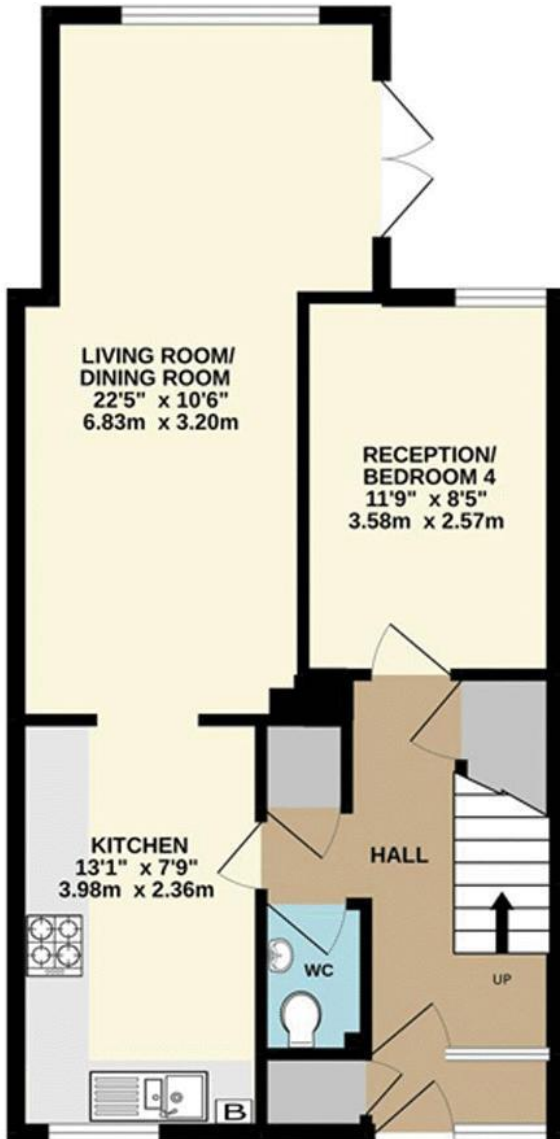


A modern mid-terraced house pleasantly presented in a residential setting. The accommodation includes a spacious hall with w/c, a good sized kitchen leading to an open plan sitting/dining room with patio doors overlooking and opening onto the garden. There is a further reception room/bedroom four on the ground floor. Upstairs are three bedrooms and a shower room. The property benefits from double glazed windows and gas fired heating system. The property has previously been rented as student accommodation but would also be a comfortable family home. Externally the rear garden features a patio, lawned area and mature hedge and measures approximately 20' 4" x 30' 7" (6.19m x 9.31m) plus patio area. It is fully enclosed with rear pedestrian access.

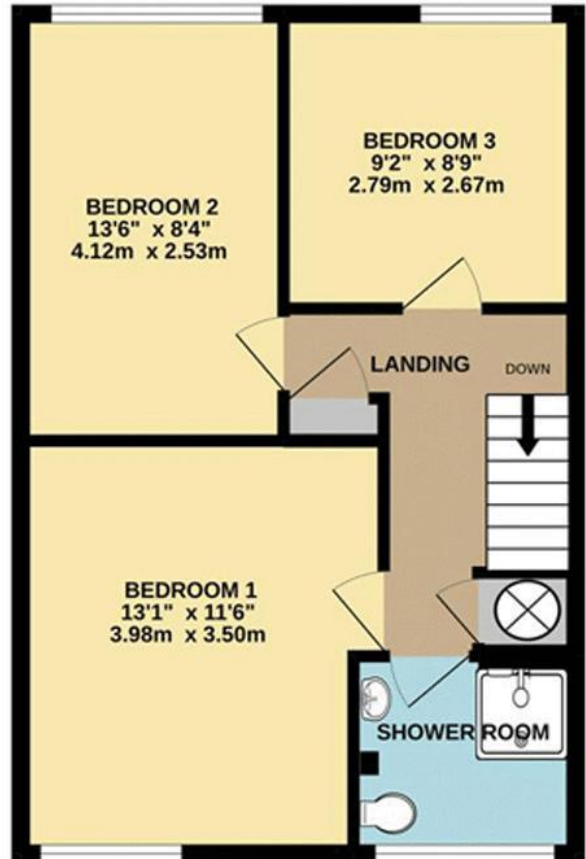
The property is located in a residential area with easy access to the City centre. There are supermarkets nearby plus two indoor sports complexes with swimming pools and gym facilities. Canterbury boasts an extensive range of amenities including a wide selection of shops and restaurants and a comprehensive range of schools, colleges and two universities. Canterbury West station has High-Speed rail services to London St Pancras with a journey time of approx. 55 mins.

£1,350pcm  
Part Furnished

GROUND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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.  
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Council Tax Band: C

No Pets, No Students

Security Deposit £1,557

One month's rent in advance

£311 (1 week's rent) to reserve the property - terms and conditions apply

Managed by Landlords.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC





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.



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