



6 Orchard Close,
Canterbury, Kent, CT2 7AL



An attractive semi detached family house enjoying a quiet cul-de-sac position near to the city centre. The accommodation includes a good sized kitchen/breakfast room, sitting room with bay window and dining room opening on to the garden. On the first floor are three bedrooms and the family bathroom. Externally there is a drive to the front providing parking and access to the garage. The rear garden is principally laid to lawn with a patio, mature borders and trees. To the side of the property is a gate for pedestrian access.

The property is located in a popular residential area with easy access to the City centre and Canterbury West station. Canterbury provides a comprehensive range of shopping, leisure and educational facilities and Canterbury west station has High Speed rail services to London St Pancras with a journey time of approx. 55 mins.

£1750pcm
Unfurnished

Council Tax Band: D

Available August

No Pets, No Smokers

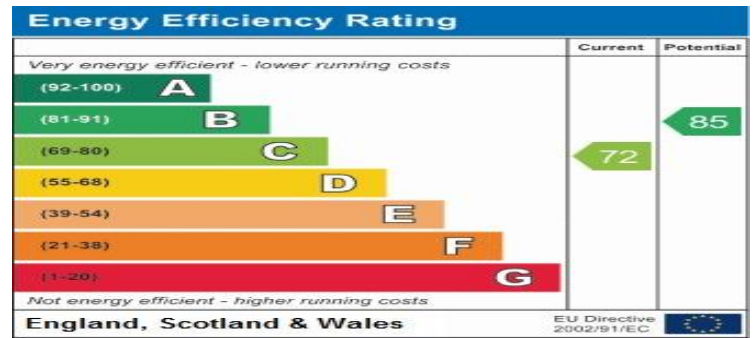
Deposit £1,903

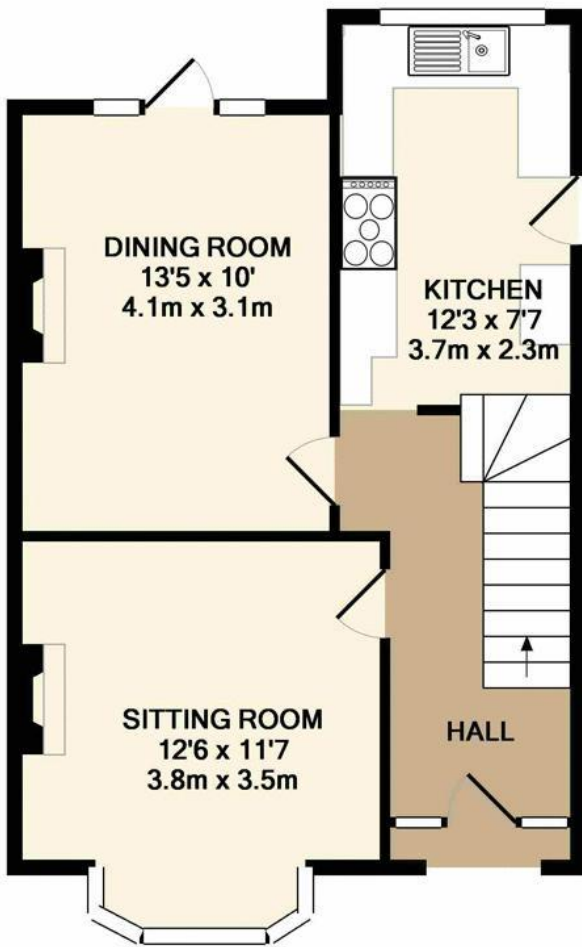
1 month's rent in advance

Holding deposit fee £380

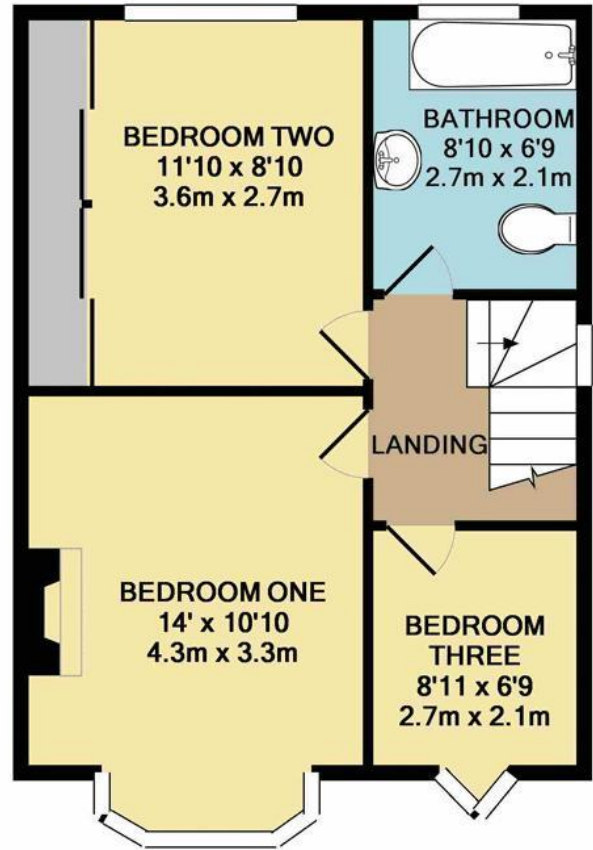
£100pcm gardening cost included in the rent

Guarantors fee applies where applicable





GROUND FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 884 SQ.FT. (82.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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We would be pleased to arrange a viewing by appointment; simply call
01227 780227
or email
sales@charlesbainbridge.com



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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