



7 The Dene,
Canterbury, Kent, CT1 3NW



An attractive semi-detached family house in a cul-de-sac position in south Canterbury. The accommodation includes hallway, sitting room with pretty bay window and to the rear is the kitchen and a separate dining room plus a conservatory overlooking and opening on to the garden. On the first floor are three bedrooms and family bathroom. The property has mainly double glazed windows and doors plus gas fired heating. Externally there is a front garden and driveway with double gates opening to an area of hardstanding to the side of the house. The rear garden has a patio area, lawn and timber shed and is fully enclosed with timber fencing.

The property is located in a popular residential area in south Canterbury close to St. Lawrence cricket ground. Canterbury city centre is easily accessible and offers a range of shopping and leisure facilities an enviable selection of schooling and two train stations with the High Speed Link from Canterbury west to London St. Pancras.

£1500 pcm
Unfurnished

Council Tax Band: D

Available November

No pets. No smokers.

Security deposit £1,730 plus 1 month's rent in advance

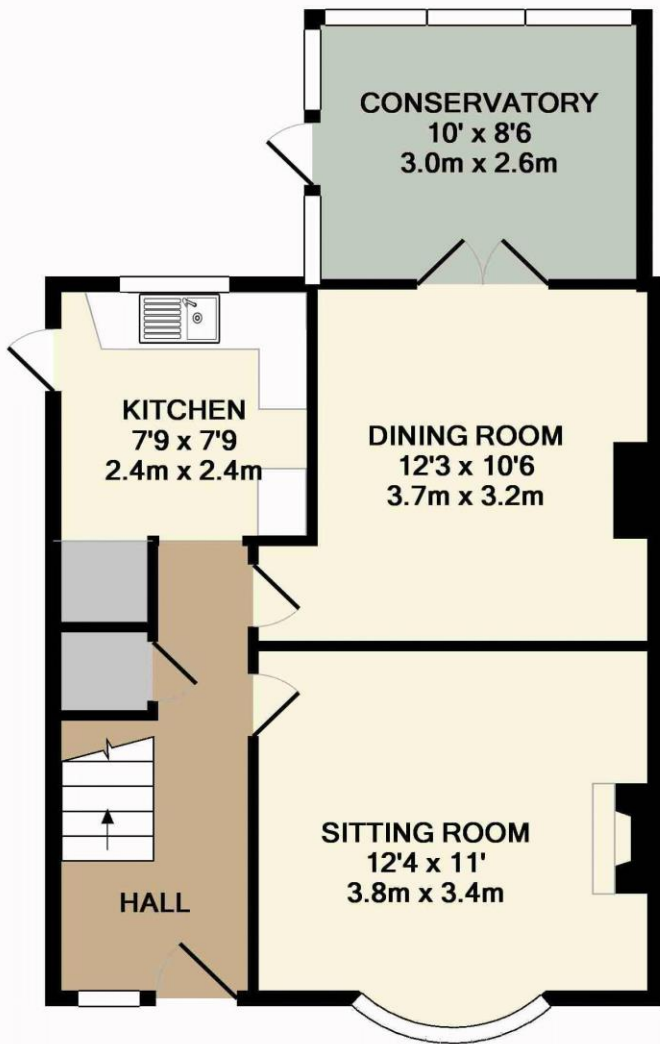
£346 (1 week's rent) to reserve the property - terms and conditions apply

Managed by: Charles Bainbridge Estate Agents

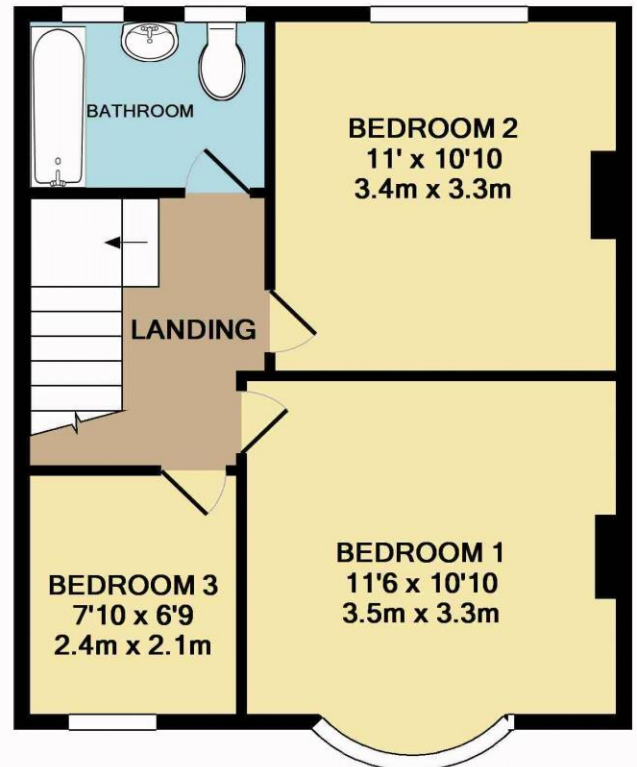
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		54
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





GROUND FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 886 SQ.FT. (82.3 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
lettings@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.



Charles Bainbridge
Estate Agents

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