



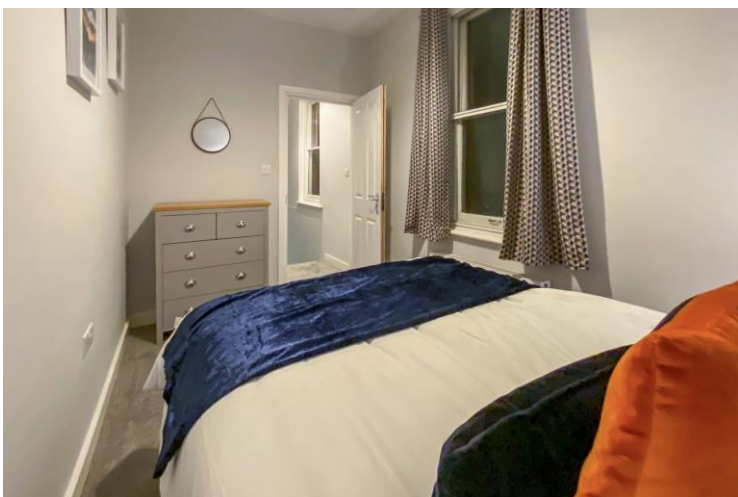
4 St. Stephens Pathway,
Canterbury, Kent, CT2 7DZ



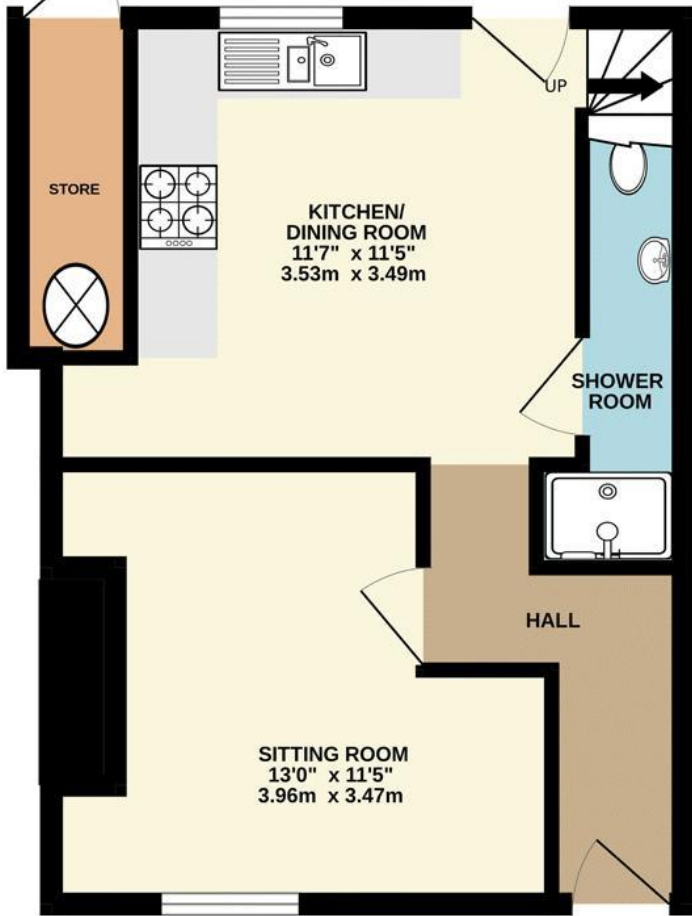
A period house set just outside the City walls with walking distance to both the City centre and Canterbury West station. The accommodation is well presented throughout and includes an attractive kitchen/dining room, sitting room and downstairs shower room with W/C. On the first floor are three bedrooms and a bathroom with separate shower. The rear garden is principally laid to lawn with a seating area to the end. There is a useful outside store, side and rear pedestrian access and parking to the side of the property.

The property enjoys a setting close to Canterbury West station which provides regular high-speed rail services to London St Pancras. The nearby Goods Shed incorporates farmers market style shopping with high quality butcher, greengrocer and fishmonger amongst many others, plus a highly regarded restaurant. Sainsbury's local is also nearby together with the other facilities in St Dunstan's. The City centre is a short walk and offers a comprehensive range of shops, pubs, restaurants and leisure facilities.

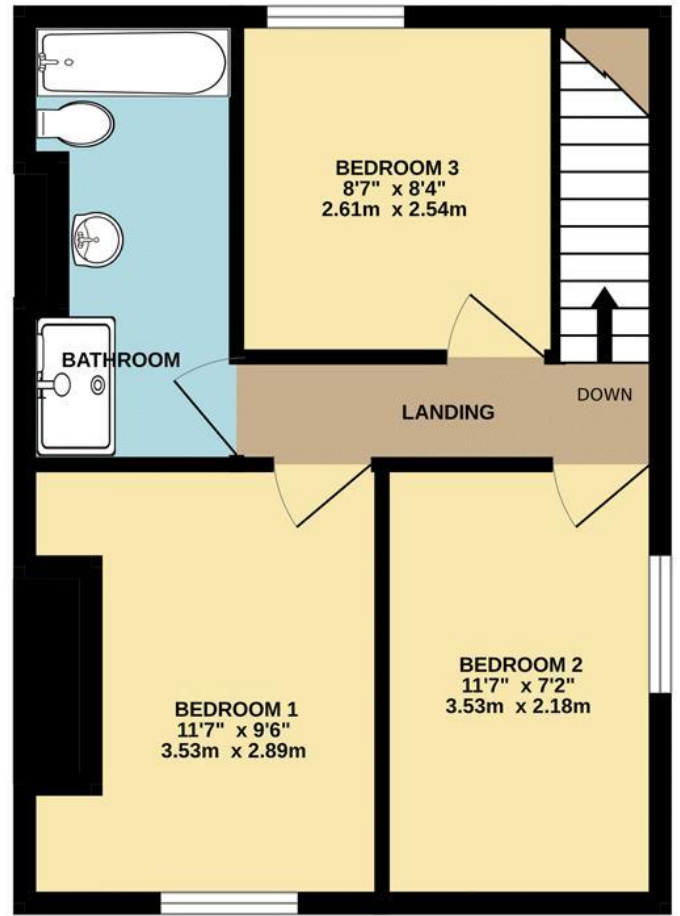
£1,500 pcm
Unfurnished



GROUND FLOOR
368 sq.ft. (34.1 sq.m.) approx.

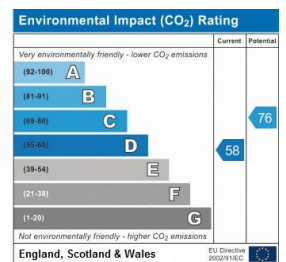
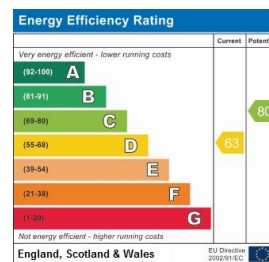


1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.5 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

Local Authority: Canterbury City Council, Council Offices,
Military Road, Canterbury, Kent, CT1 1YW.

Available mid November

Security Deposit £1730

One month's rent in advance

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

Managed by Landlord

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.



1 The Bakery, 47 Broad Street,
Canterbury, Kent CT1 2LS
01227 780227
lettings@charlesbainbridge.com
charlesbainbridge.com