



# 43 St. Augustines Road, Canterbury, Kent, CT1 1XR

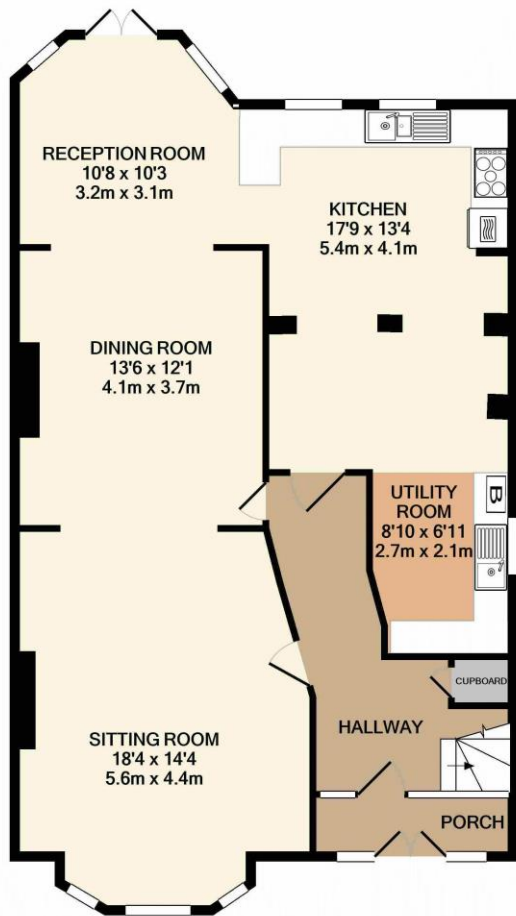


A most attractive semi-detached family house in a highly regarded road on the south side of the Canterbury City Centre within easy walking distance central Canterbury. The property is being refurbished and near to completion with spacious and well-presented accommodation throughout. On the ground floor is a porch and entrance hall, large sitting room opening onto the dining room. To the rear is a large and impressive new kitchen with granite work-surfaces and plenty of storage and utility area. Adjoining the kitchen is a further reception room with French doors opening onto the garden. On the first floor are three double bedrooms, a family shower room and a second separate w/c. There is a further double bedroom to the top floor. Externally there is a driveway providing parking. The rear garden is enclosed and mainly laid to lawn with mature hedging and borders. The property is set in an attractive road to the south of Canterbury City Centre with easy access to the comprehensive range of shopping, leisure and educational facilities. There is a selection of both primary and secondary schools nearby plus a range of colleges and universities. Canterbury West station provides high-speed rail services to London St Pancras with a journey time of approximately 55 minutes.

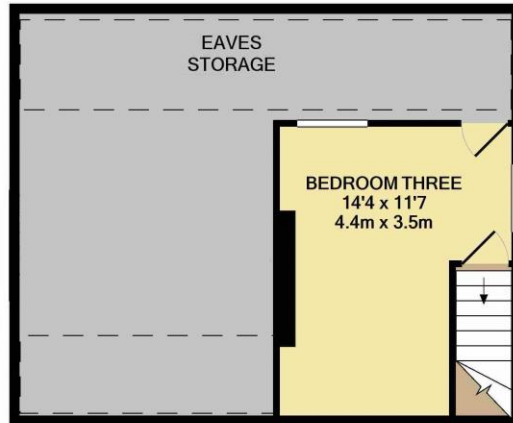
£2,000 pcm  
Unfurnished



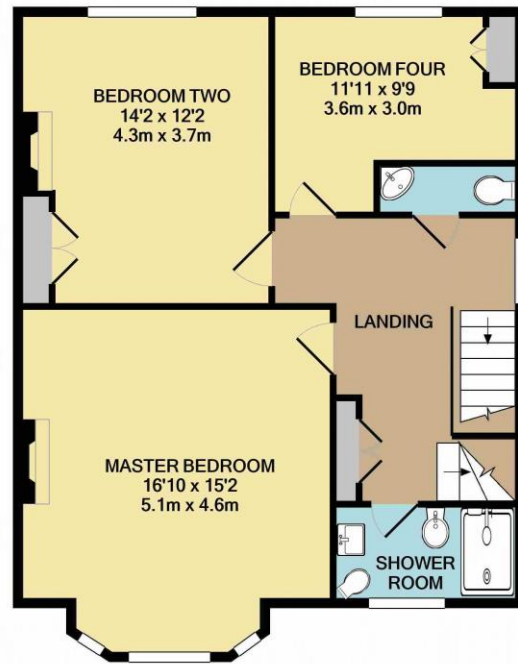




GROUND FLOOR  
APPROX. FLOOR  
AREA 906 SQ.FT.  
(84.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 472 SQ.FT.  
(43.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 709 SQ.FT.  
(65.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1802 SQ.FT. (167.4 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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Council Tax Band: F

Available March

No pets, No smokers

Security Deposit £2307

One month's rent in advance

£461 (1 week's rent) to reserve the property - terms and conditions apply

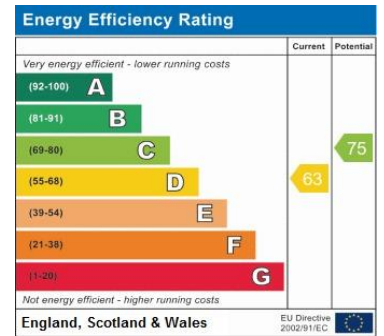
Managed by Landlords

We would be pleased to arrange a viewing by appointment; simply call

01227 780227

or email

lettings@charlesbainbridge.com









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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