



37 High Street, Sturry
£1,250 pcm



miles&barr
LETTINGS

37 High Street

Sturry, Canterbury

STURRY VILLAGE LOCATION Miles and Barr are delighted to bring to the rental market, this UN/PART/FURNISHED, three bedroom family home located in the heart of Sturry, with local shops, train station and bus routes to the city centre close by! The ground floor offers light and spacious accommodation including lounge/dining room which leads to the courtyard via French doors. The modern sage green kitchen units offer plentiful storage along with many integrated appliances including dishwasher, cooker, washing machine, microwave oven and fridge/freezer. To the first floor, you will find three good sized bedrooms along with the family bathroom which benefits bath and separate shower cubicle. Council tax band D. Pets negotiable, sorry no students.

EPC rating E.

To check broadband and mobile phone coverage please visit Ofcom here: [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://www.ofcom.gov.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

The village of Sturry is located to the east of the cathedral city of Canterbury and has excellent road and rail links directly into the city centre itself. Sturry railway station is one stop from Canterbury West station which offers the High Speed Service to London St Pancras in less than an hour. There are local schools and amenities on hand and there is a real sense of community throughout the village.

SURROUNDING AREAS

The property is situated within 4 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an





Reception Room

16' 3" x 15' 2" (4.95m x 4.62m)

Kitchen

15' 4" x 11' 0" (4.67m x 3.35m)

Bedroom

15' 8" x 10' 5" (4.78m x 3.18m)

Bedroom

9' 9" x 7' 9" (2.98m x 2.35m)

Bedroom

12' 1" x 7' 10" (3.69m x 2.38m)

Shower Room

9' 6" x 6' 8" (2.90m x 2.03m)





Miles & Barr Lettings

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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these lettings particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services. All photographs, measurements, floorplans and distances referred to are given as a guide.