



Sturry Road, CT1  
Canterbury | Kent





## Sturry Road, CT1

CT1 1DP

**£1,100 pcm**

To Let

Furnished 2/3 bedroom house in a great location close to local amenities & 1 mile from the city centre with a garden & free on street parking in the immediate area.

- Spacious furnished house
- 2/3 bedrooms or 2 reception rooms
- Garden
- Free on street parking in the immediate area
- 1 mile to the city centre
- 1.3 miles to Canterbury West train station
- 1.6 miles to Canterbury East train station



# The Property

This two/three bedroom house is in a great location close to local amenities and just one mile from the city centre. To the front of the property is the first reception room which could be used as living room, home office or a double bedroom. The second reception room is at the rear of the property and has a door onto the patio area which leads onto the garden. The kitchen is off the living room and has a fridge freezer, a washing machine and an oven and four burner hob, there is also a useful WC on the ground floor. Upstairs are two good sized double bedrooms and a shower room. This property comes fully furnished and there is free on street parking available in the immediate area.

## Location

The property is located on the main Sturry Road opposite a retail park including a large Asda superstore and it is only 1 mile to the city centre. Canterbury's modern and vibrant city centre has a host of luxury hotels, fine restaurants serving food from across the globe and welcoming pubs combine all to give a complete experience. For those who have a yearning for retail, Canterbury offers an array of different shops to add to its unique identity. Canterbury is a city steeped in tradition with the Cathedral dominating the skyline. There are two train stations with links into London; the closest is Canterbury West which is 1.3 miles away and has a high speed link to London St Pancras.



Total Area: 66.6 m<sup>2</sup> ... 717 ft<sup>2</sup>

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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## PROPERTY INFORMATION

### Availability

This property is available from: Now

### Council Tax

To check the Council Tax for this property, please refer to [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

### Local Authority

Canterbury City Council - 01227 862000. Kent County Council - 0845 247 247.

### Services

Gas central heating, electric and mains water and drainage.

## DIRECTIONS

<https://www.google.co.uk/maps> - CT1 1DP

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

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