

Squire Avenue, Canterbury, Kent, CT2 8PF
£1,540 PCM

Sally Hatcher
estates



3 1 2 D

Squire Avenue

Canterbury, Kent CT2 8PF

This delightful family home has the benefit of driveway parking and a large enclosed rear garden. The property has been totally refurbished throughout to include new kitchen, new bathroom, new laminate flooring in living room/dining room. New carpets to stairs, landing and all three bedrooms.

Fully redecorated throughout! The main entrance hallway leads you to a L-Shaped sitting/dining room with access also to the kitchen from the dining area. Both the kitchen and dining room provide you with access to rear enclosed garden which features an outside working WC, storeroom and side access to the front, making is an amazing space for outdoor living. The kitchen has a cooker provided, space to install a fridge/freezer and washing machine. Moving upstairs and you will find two double and one single size bedrooms with fitted cupboards in both the doubles. We regret that we are unable to accept pets at this property. IDEAL FAMILY HOME BUT UNFORTUNATELY NOT FOR SHARERS. Council tax band C.

All viewings are strictly by appointment only.

Deposit £1776..92

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Nearest train station: Canterbury West Station (approximately 23 minutes' walk)

Nearest bus stop: Knight Avenue for buses 22, 22s, 27 (approximately 2 minutes' walk)

Please refer to the fee's tab on our

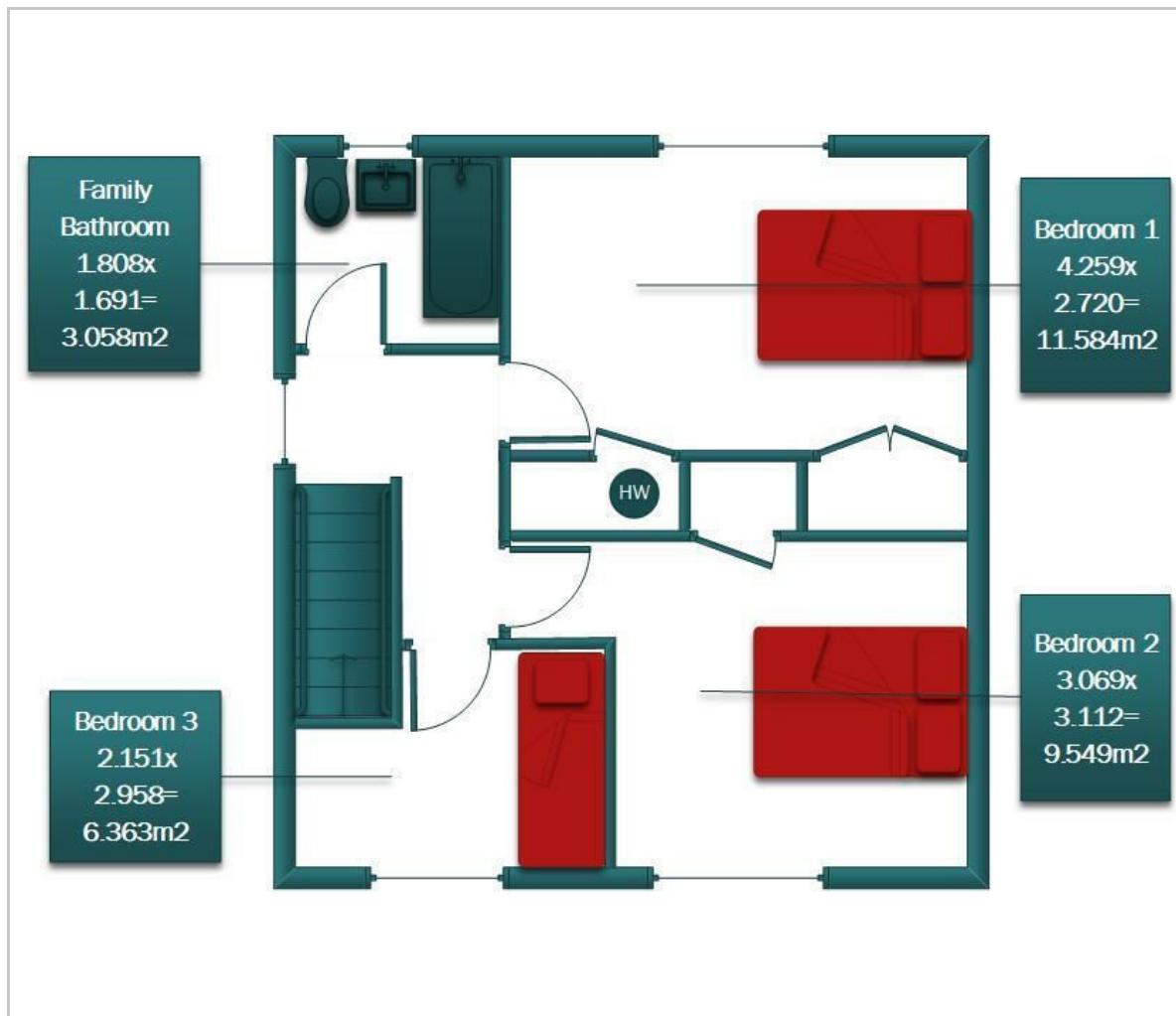




website (www.sallyhatcher.co.uk) for all information on fee's and deposit options



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Viewing

Please contact us on 01227 733888
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.