



23 CRADDOCK ROAD CANTERBURY, CT1 1YP

£430 PER MONTH

STUDENT PROPERTY AVAILABLE 2025-2026

Located just a few minutes' walk from CCCU via the footpath next to Domino's Pizza, the property is in an ideal location for a group of students. As you enter the house you will find a downstairs WC to the right and the first of four good sized double bedrooms. Each bedroom is fully furnished. To the rear of the entrance hall is the open plan kitchen/lounge, which is a great social space! This area has two double doors, which opens out to a great sized garden. To the first floor, there are three further double bedrooms and a modern shower room.

Holding Deposit £103.00 Per Person
Security Deposit £519.00 Per Person

EF LETTINGS
Residential & Student



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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