



13 COLLEGE ROAD CANTERBURY, CT1 1QX

£450 PER MONTH

1 Room Available STUDENT PROPERTY AVAILABLE 2025-2026!!

- Close to CCU
- All double bedrooms
- Driveway for up to 4 cars
- Bills package available

This five bedroom house is in a great location and only a short distance walk to the City Centre. As you walk into the property, you are greeted by the modern good sized lounge which has a large corner sofa and television. The decent sized kitchen has recently been upgraded. You will also find room number one and two on the ground floor along with a useful, modern shower room. On the second floor, you will find the remaining three good sized double bedrooms and the bathroom, comprising of a shower over bath, hand basin and W.C. This house ticks all the boxes for CCCU students. This property comes with a front and rear garden which can be enjoyed in the warmer months and has parking for up to 4 cars.

EF LETTINGS
Residential & Student



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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