



44 Rochester Avenue

, Canterbury, CT1 3YE

£2,250 Per month

Nestled on the charming Rochester Avenue in Canterbury, this delightful detached house offers a perfect blend of comfort and space, ideal for families or professionals seeking a welcoming home. With a generous area of 1,324 square feet, this property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The house features :

- Four well-proportioned bedrooms with built-in wardrobes and 1x ensuite
- Double garage plus additional 2 driveways
- Conservatory
- Good sized garden
- New carpet throughout
- Freshly painted

The surrounding area is known for its friendly community and excellent amenities, including shops, schools, and parks, all within easy reach. Whether you are looking to enjoy a quiet evening in or host gatherings with friends and family, this property offers the perfect backdrop for your lifestyle.

If you are searching for a spacious and comfortable home in Canterbury, this detached house on Rochester Avenue is not to be missed. Come and experience the charm and convenience it has to offer.

- 4 spacious bedrooms
- Detached house with garage
- Large garden and conservatory
- Modern kitchen with appliances
- Separate dining and living rooms
- En-suite and family bathroom
- Built-in closets in bedrooms
- Walking distance to primary school
- Close to UCA and CCCU
- 15 mins walk to town centre

Viewing

Please contact our KPGL Lettings Office on 01227 532299 if you wish to arrange a viewing appointment for this property or require further information.



4



1



2



C

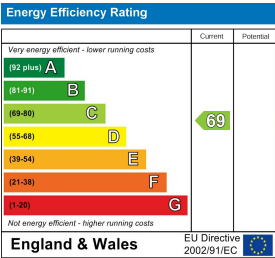
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.