



28 Harcourt Drive, Canterbury, CT2 8DP  
**£1,600 Per Calendar Month**

Tastefully fully refurbished three bedroom terraced house situated in a popular neighbourhood to the western side of Canterbury, yet just a 15 / 20 minutes walk to the city centre and west station. The property has been sympathetically modernised, whilst retaining its original 1930's character, including feature fireplaces. Benefits include a newly fully fitted kitchen with appliances, tasteful new family shower room, a new ground floor extension provides additional living space as well as fully equipped utility room and downstairs cloakroom. The garden has been relandscaped with porcelain patio area & new lawn which leads to a large home office / studio, benefitting from its own separate rear entrance. A large blocked paved driveway to the front provides ample off street parking. Available immediately, one small family pet considered. Professionals only, sorry no students or smokers. Applicants will require a minimum household income of £48,000 for rent affordability checks.

## GROUND FLOOR

### Entrance Hall

Through original wooden door with wooden framed windows to sides. Stained wooden floorboards, staircase to first floor with two fitted cuboards beneath, radiator.

### Living Room 11'5" x 13'6" (3.48 x 4.14)



Fitted carpet, double glazed bay window, ornamental feature fireplace with tiled hearth & insert and wooden surround. Radiator, phone point, Sky TV lead, glazed wooden folding doors lead through into:

### Dining Room 10'4" x 11'5" (3.15 x 3.48)



Stained wooden floorboards, radiator, ornamental feature fireplace with tiled hearth & insert and wooden surround, double wooden doors lead into:

### Study / Breakfast Room 15'1" x 7'1" (4.60 x 2.16)

New extension with wood effect laminate flooring, 2 x sky lights and recessed spotlights, radiator, double glazed patio doors to garden.

### Kitchen 6'6" x 7'11" (1.99 x 2.43)



Wood effect laminate flooring, recessed spotlights, heat detector. Newly fitted kitchen with grey Shaker style matching wall and base units with wood block worksurfaces above with matching upstands. White ceramic sink and drainer with swan neck mixer tap, Beko induction hob with splashback and chrome canopy extractor fan above. Integrated Beko electric fan assisted oven with integrated Beko combination microwave oven and grill above.

### Utility Room

Wood effect laminate flooring, recessed spotlights, heat detector, CO alarm. Single grey base cupboard with wood block worksurface above and recess beneath containing Beko washing machine. Freestanding stainless steel Kenwood fridge / freezer. Ideal combination gas boiler with 2 x wooden shelves to side. Through door into:

### Cloak Room

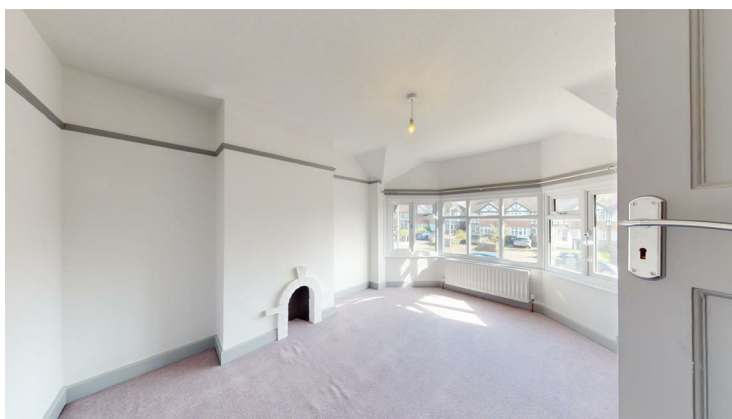
Wood effect laminate flooring, recessed spotlight, WC, washhand basin in small grey vanity unit with grey tiled splashback, radiator, double glazed window, extractor fan.

## FIRST FLOOR

### Stairs & Landing

Fitted carpet, smoke detector, doors to:

### Bedroom One 11'0" x 13'8" (3.37 x 4.17)



Fitted carpet, period feature fireplace, double glazed bay window, radiator.

### Bedroom Two 11'0" x 10'8" (3.37 x 3.26)



Fitted carpet, period feature fireplace, double glazed window, radiator.

### Bedroom Three 5'8" x 7'1" (1.73 x 2.18)

Fitted carpet, double glazed window, radiator.

### Shower Room



Decorative tiled flooring, recessed spotlights, matching white bathroom suite comprising of WC, wash hand basin in grey vanity unit with splashback tiling above and mirror. Fully tiled quadrant shower cubicle with chrome rainfall shower and separate showerhead. Double glazed window, chrome heated towel rail, loft hatch (Note: tenants use of loft is excluded from tenancy), extractor fan.

### OUTSIDE

To Front - Block paved driveway to front providing off street parking for upto 4 vehicles (depending on size), wooden fencing to sides, small planted border in front of bay window, canopy storm porch above original wooden front door.

To Rear - Newly landscaped garden with porcelain tiled patio providing space for alfresco dining, leading onto newly turfed lawn with path leading to wooden home office / studio. Pedestrian gate at rear of garden leads to private road along rear boundary.

### Office / Studio 26'2" x 13'1" (8.00 x 4.00)



Versatile office or studio building of wooden construction with patio doors and separate side entrance. The Side entrance leads into an entrance lobby with doors to a Cloak Room and Studio/ Office.

Cloak Room (1.92m x 1.26m) - wooden floor, walls and ceiling, white macerator WC, wash hand basin in vanity unit with electric water heater. Double glazed window, extractor fan.

Studio / Office (6.00m x 3.80m) - wooden floor, walls and ceiling, dual aspect double glazed windows, wall and ceiling lights, air conditioning / heating unit, patio doors to garden.

### GENERAL INFORMATION

Rent £1,600.00 per calendar month

Deposit £1,846.15

Pet Rent Top-Up £30.00 per calendar month

Tenancy An Assured Shorthold Tenancy of twelve duration

Viewings Strictly by prior appointment with the agent

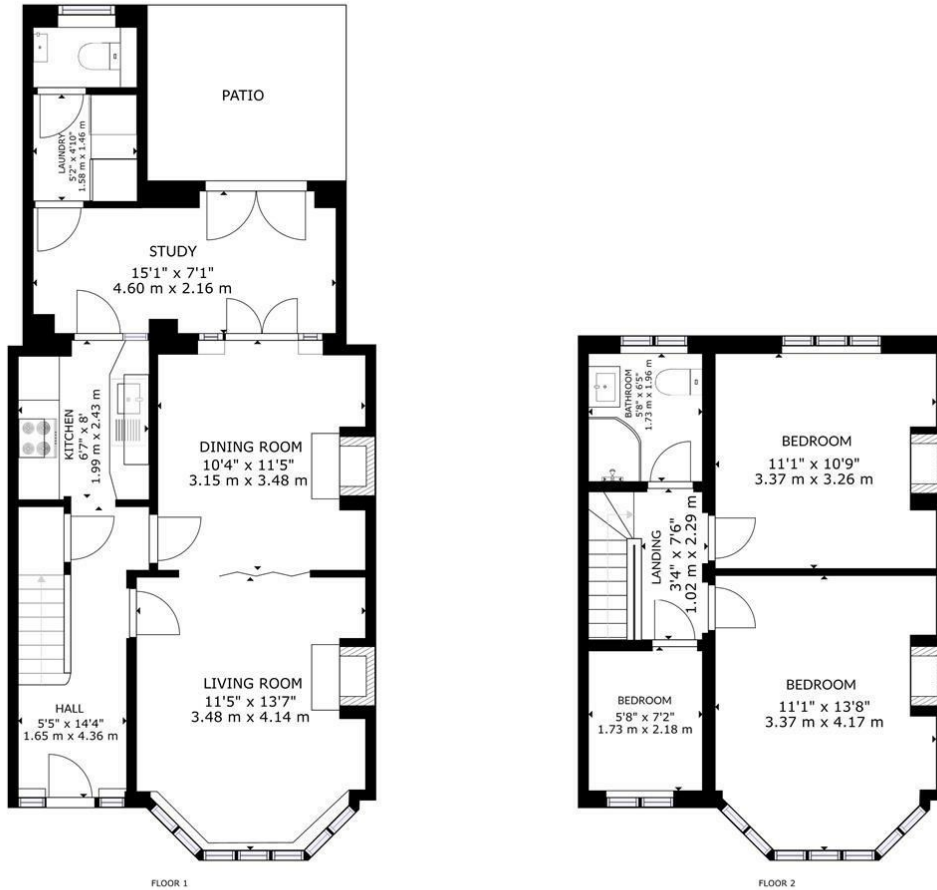
Authority Canterbury City Council - Band C

EPC Rating C - 70

Conditions Regret no smokers, one family pet considered (subject to pet rent and professional carpet cleaning at end of tenancy)

Minimum Household Income Required £48,000 per year

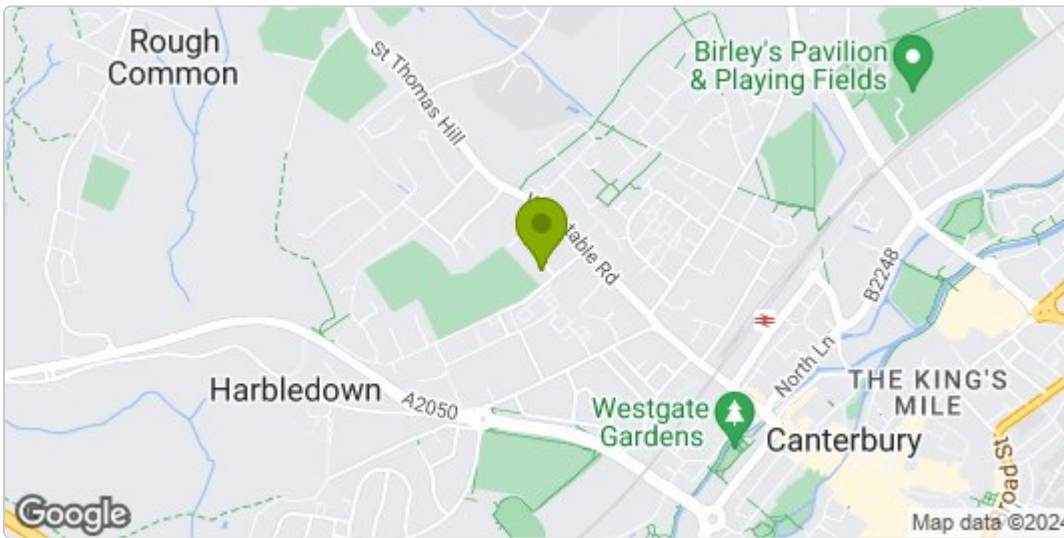
# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 568 sq ft, 52.77 m<sup>2</sup>, FLOOR 2: 409 sq ft, 38 m<sup>2</sup>  
 EXCLUDED AREA: PATIO: 87 sq ft, 8.06 m<sup>2</sup>  
 TOTAL: 977 sq ft, 90.77 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



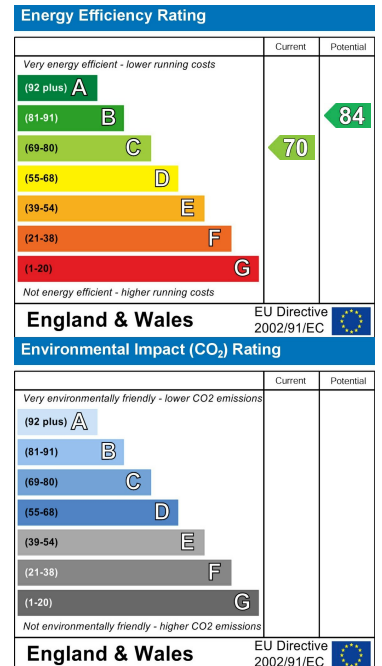
## Area Map



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## Energy Efficiency Graph



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