

Hoaden
Canterbury
CT3 2LG

£1,200 Per Calendar Month

Finn's
82 Castle Street
Canterbury
CT1 2QD
t: 01227 452111
e: canterbury@finns.co.uk
www.finns.co.uk



A two bedroom cottage located in the peaceful Kent countryside. The property has an open-plan kitchen/dining room with a wood stove and a cozy living room. Upstairs are two double bedroom and a bathroom. The cottage is nicely set back from the road with plenty of off road parking and partially fenced rear garden. The property benefits from oil central heating. The City of Canterbury with its two mainline railway stations, shopping and highly rated schools/universities is approximately 10 miles, Sandwich 5.5 miles and the lovely village of Wingham just 3.3 miles.

- 2 Bedroom Cottage
- Open Plan Living
- New Carpets
- Double Glazing
- Original Features and Exposed Beams
- Oil Fired Central Heating
- Available Now
- One Family Pet Considered
- Council Tax Band C EPC Band D
- Deposit £1380.00



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing: By appointment through Finn's, Canterbury
Telephone: 01227 452111

Council Tax: C

Date: These particulars were prepared on: 29th April 2025

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representatives of fact. Photographs are for guidance only and do not imply items shown are included in the sale - some aspects may have changed since they were taken. No person in the employment of Finn's has authority to give any representation or warranty in relation to this property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
01843 848320

