

Cumberland Cottage  
Church Hill  
Harbledown  
CT2 9AF

£1,400 PCM

Finn's  
82 Castle Street  
Canterbury  
CT1 2QD  
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A beautifully presented spacious three bedroom semi detached period cottage which has been recently refurbished to include redecoration throughout and the property benefits from a gas fired central heating system and boiler. The property is situated in Harbledown, approximately one mile from Canterbury City Centre. The accommodation comprises: Entrance hallway, dining room, living room, downstairs WC and kitchen. On the first floor there are 2 double bedrooms plus a further large single bedroom. Outside there is a fully enclosed rear garden which comprises of paved patio area, lawn areas, steps up to further lawned areas. The remainder of the gardens are grassed areas set on a steep bank with mature trees. There is an outbuilding with power and light measuring 14'6 x 8'.

- 3 Bedrooms
- House
- 2 Receptions
- Unfurnished Property
- Gas C/H
- Deposit £1615.00
- One small family pet considered
- Medium Sized Garden
- EPC Band D
- Council Tax Band C



#### Energy Efficiency Rating

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



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

Council Tax: C  
Date: These particulars were prepared on: 25th November 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.

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