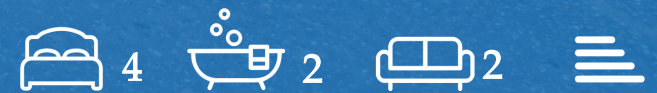




REGAL  
— LETTINGS —



9 Wells Avenue  
, Canterbury, CT1 3YB  
£2,200 Per Calendar Month



# 9 Wells Avenue, Canterbury, CT1 3YB

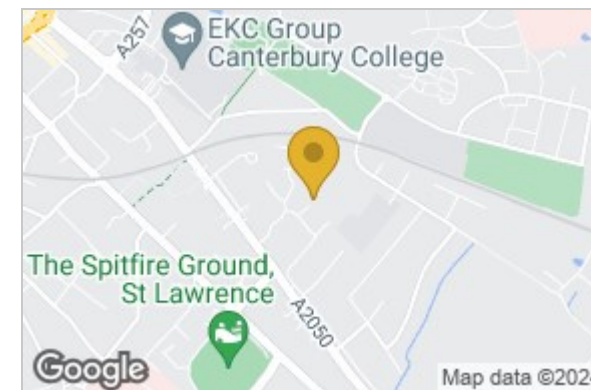
A substantial and rarely available detached family home in the desired location of South Canterbury, which is close to local schools, both Primary and Secondary. The ground floor comprises an entrance hallway, a fitted kitchen with a range of Neff integrated appliances and a dual aspect living room with double doors onto the garden. The property has been extended and benefits from a separate utility room and dining area, which is the perfect space to entertain! To the first floor is a the main bedroom, boasting built in wardrobes with en-suite shower room, a further three bedrooms and family bathroom with shower over bath.

To the front, the property offers driveway parking for approximately two cars, and a beautiful rear garden which overlooks onto the allotments.

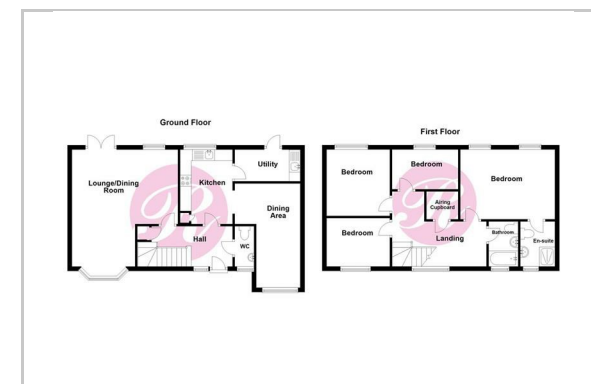
Note: 12 Months. Unfurnished. Council Tax Band F.



## Area Map



## Floor Plan



## Energy Efficiency Graph

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	

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

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