



12 Woolmer Close  
Canterbury Kent CT1 3BU  
£1,600 PCM





# 12 Woolmer Close, Canterbury, Kent, CT1 3BU

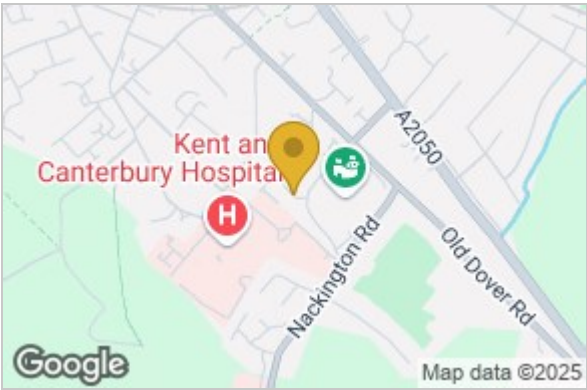
Three bedroom semi-detached house is located in the exclusive development of `The Willows`, which is in the grounds of the Kent County Cricket Club. Styled in the `The Yardley` layout, this house offers to the ground floor a cloakroom, large lounge with wooden flooring and good sized kitchen/dining area with integrated appliances to the rear with french doors onto the garden. The upstairs, there three bedrooms, one of which is double, one serviced by a family bathroom with the main bedroom having built-in wardrobes and en-suite shower room. Allocated parking for one car parking.

This property is located within the St Lawrence Ground, home of Kent County Cricket, with the drive to the property going past the club house and the cricket pitch.

Note: 12 Month Minimum Let. Council Tax Band D.



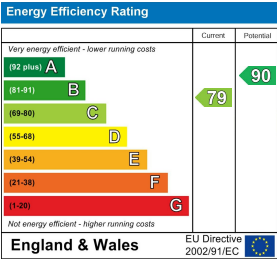
## Area Map



## Floor Plan



## 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.