



41 Broad Street, Canterbury, Kent, CT1 2LR

£1,750 PCM

- STUDENT HOUSE
- WHITE GOODS INCLUDED
- DOUBLE BEDS
- 2 BATHROOMS
- COURTYARD GARDEN
- BILLS PACKAGE AVAILABLE
- 3 DOUBLE BEDROOMS + OFFICE SPACE
- 1 RECEPTION ROOMS
- NO PARKING AVAILABLE

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BILLS INCLUSIVE OPTION AVAILABLE *

This fantastic house offers a convenient and vibrant home base, perfect for students seeking a lively space to share or professionals on the go.

Spacious Living: Enjoy ample room to spread out and relax, ideal for sharing with flatmates or unwinding after a busy day. The open-plan layout creates a bright and social atmosphere in the living and kitchen area.

Fully Furnished Convenience: Move right in and start living! This house comes complete with everything you need, including comfy double beds in each bedroom, and wardrobes to keep your belongings organised.

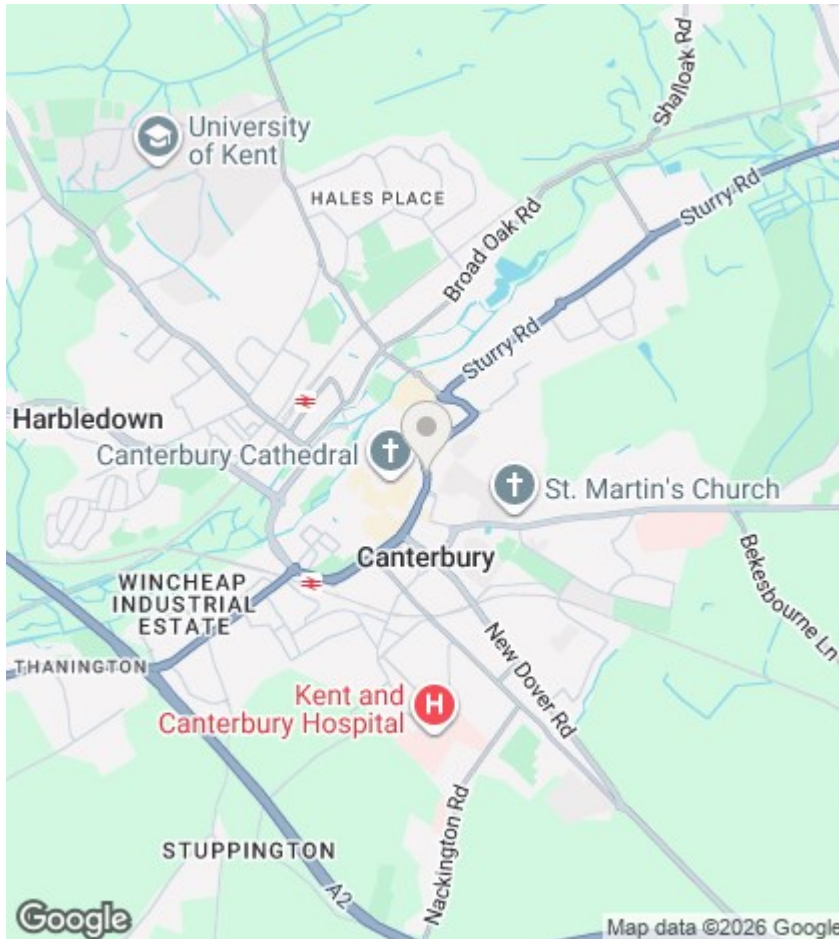
Modern Amenities: Indulge in the convenience of two modern bathrooms (one with a shower, one with a shower over the bath) on each floor. The fitted kitchen seamlessly integrates with the living space, perfect for whipping up meals and socializing.

Outdoor Escape: Enjoy a breath of fresh air in the house's private, compact courtyard. Perfect for a quick break or socialising with friends.



Council Tax Band: D





Directions

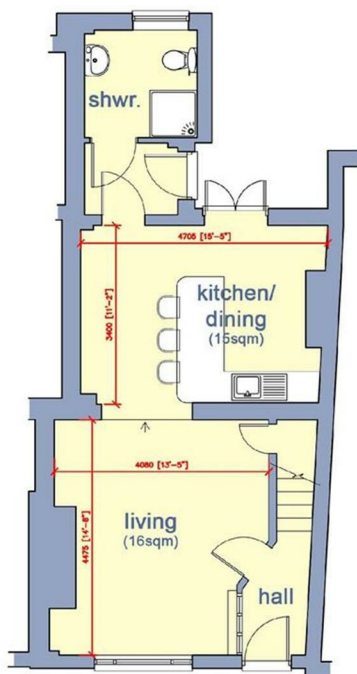
Viewings

Viewings by arrangement only. Call 01227 788088 to make an appointment.

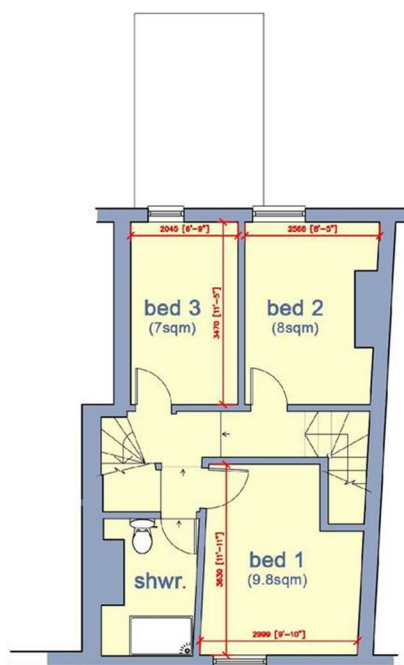
EPC Rating:

C

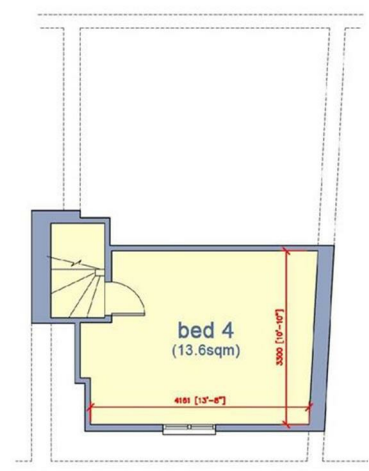
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
43.8sqm GIA



First Floor
38.6sqm GIA



Attic
15.7sqm GIA



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CANTERBURY

