



## 20 Kirbys Lane (2), Canterbury, Kent, CT2 8AG

£1,330 PCM

- STUDENT HOUSE
- 2 BEDROOMS
- DOUBLE BEDS
- DOUBLE GLAZING
- NO PARKING AVAILABLE
- CLOSE TO UKC & CITY CENTRE
- NO PETS ALLOWED
- 1 BATHROOMS
- COURTYARD GARDEN
- FURNISHED PROPERTY

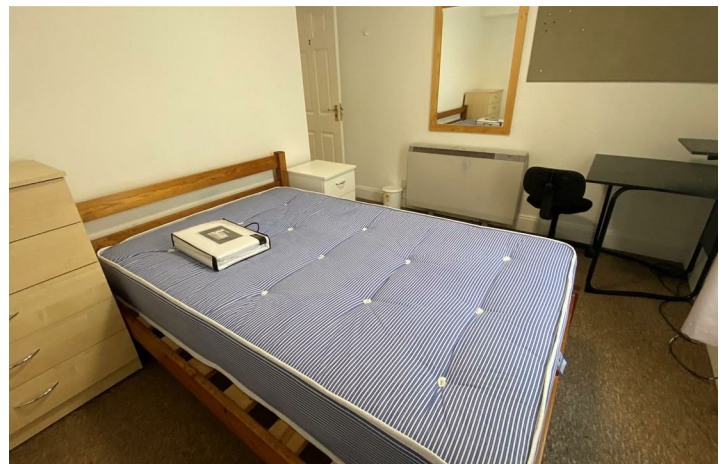
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STUDENT PROPERTY.

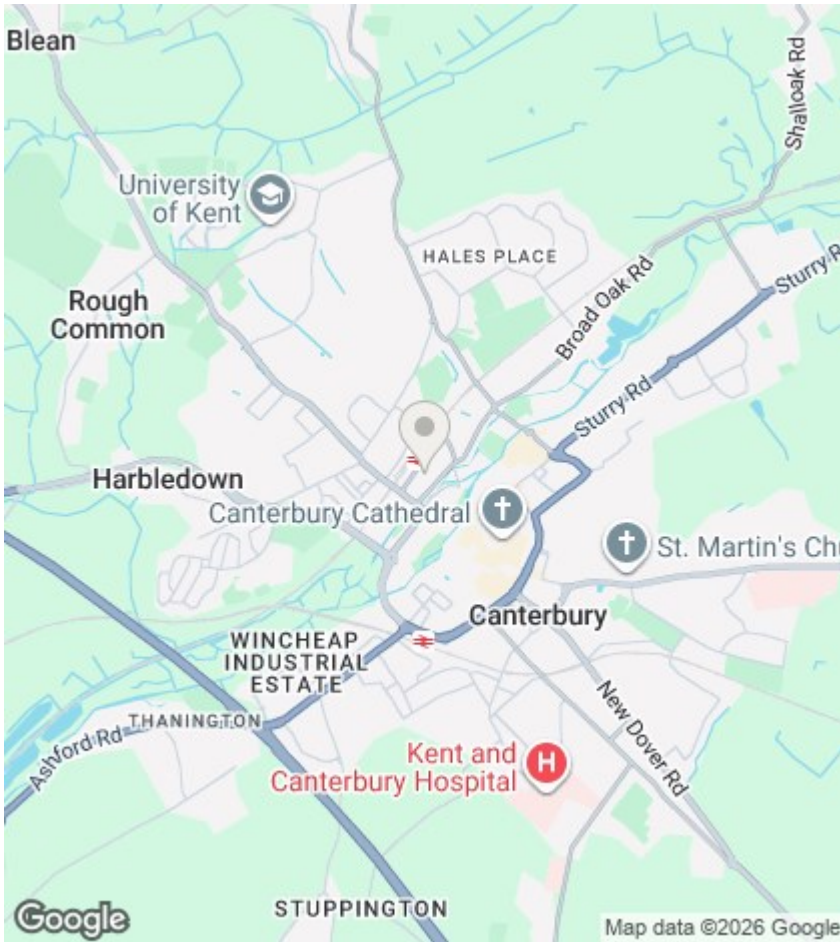
This house is ideally situated within the popular St Dunstan`s area of the city, just a short walk from the main high street and Canterbury West railway station. St Dunstans has a direct bus route to UKC and Canterbury Christ Church is within walking distance. The on line video tour will take you round the house showing it comfortably furnished in a contemporary style, the lounge has a TV and table and chairs to share a meal at, and the modern, well fitted kitchen opens to the small rear courtyard. Upstairs there is a bathroom with shower over the bath and all the bedrooms are well furnished. Call today for a viewing.



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 01634 576000 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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	

