

## 58 St Stephens Hill, Canterbury, Kent, CT2 7AR

£3,400 PCM

- STUDENT HOUSE
- CLOSE TO UNIVERSITY OF KENT
- 6 BEDROOMS
- 1 PARKING SPACES
- LARGE GARDEN
- BILLS PACKAGE AVAILABLE
- NO PETS ALLOWED
- DOUBLE BEDS
- 2 BATHROOMS
- 1 RECEPTION ROOMS

# 58 St Stephens Hill, Kent CT2 7AR

STUDENT PROPERTY 2026/2027 - BILLS PACKAGE AVAILABLE

MASSIVE 6 BED DETACHED PROPERTY MINUTES FROM THE UNI!

Calling all students! Imagine a super cool detached house with tons of space, steeped in history, just a 5-minute walk from the University of Kent (UKC). This awesome place has a whopping six big double bedrooms, each coming fully furnished for your convenience!

Every room comes with a comfy bed, a dedicated study area with a desk, and a wardrobe to keep your belongings organised. Two conveniently located bathrooms mean shared facilities, but with six bedrooms, there's still plenty of space to go around!

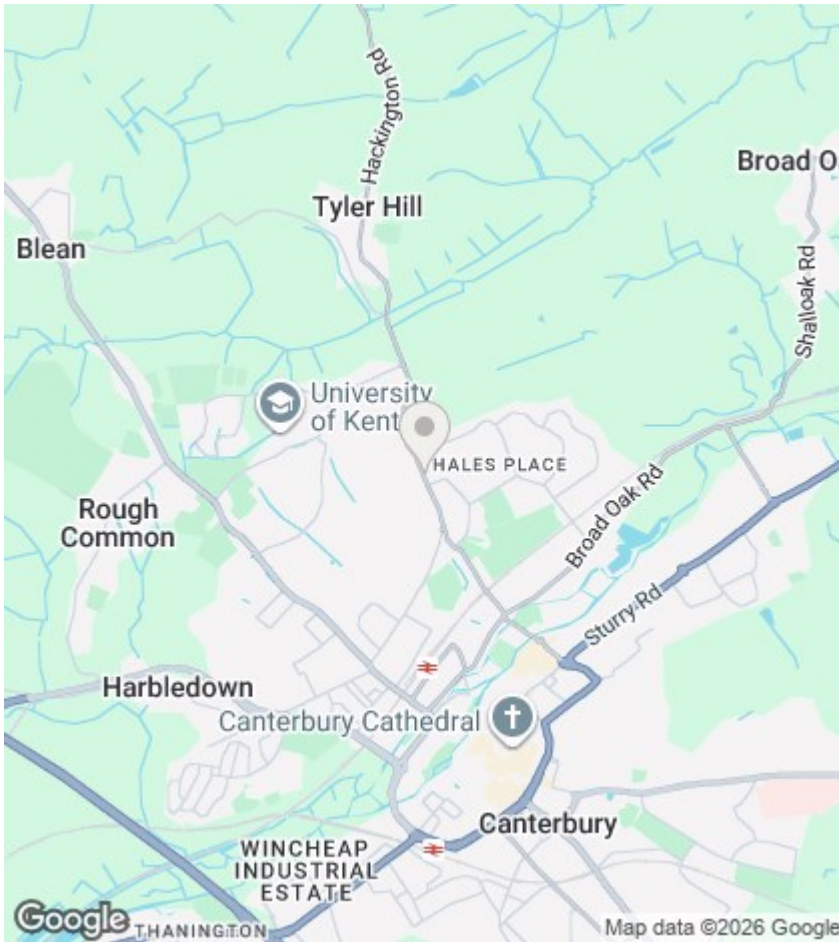
The heart of this property is the huge open-plan kitchen diner. This social space is perfect for meals with housemates, or just relaxing in the comfy living area. Step outside the kitchen and discover a hidden gem, a private patio courtyard. Beyond the patio, there's a mature, private rear garden which is maintained by a gardener!



Council Tax Band: G







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

