



Price

£1,550 PCM

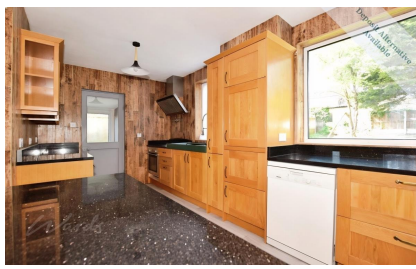
Fees Apply



Available 10/07/26

Sancroft Avenue  
Canterbury CT2

*Wards*  
Helping you move forwards



## Main Features

- 3 bedroom end of terrace house
- Private rear garden
- On street parking
- Open house event
- Deposit alternative option available
- Video tour available



**Deposit required is £1,788.46**  
**Canterbury District - Council Tax Band Tax Band B**

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.wardsofkent.co.uk/letting/our-tenancy-fees/](http://www.wardsofkent.co.uk/letting/our-tenancy-fees/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

**Call Canterbury 01227 453793 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

IMPORTANT INFORMATION: Please note that administration fees are charged in addition to the rent and security deposit. Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Wards, 2015. Wards is a trading name of Arun Estates Limited Registered in England No. 2597969

## Accommodation

- Kitchen** 6.37 x 2.48
- Lounge** 4.21 x 3.59
- Cloak room**
- Bedroom** 4.10 x 2.61
- Bedroom** 3.18 x 3.65
- Bedroom** 2.15 x 2.77
- Bathroom** 2.16 x 1.68



## Ground Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



## First Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 88.3 sq. metres (950.7 sq. feet)