

## 33 Westwood Drive, Canterbury, Kent, CT2 7WY

£2,300 PCM

- STUDENT HOUSE
- 2 BATHROOMS
- 4 BEDROOMS
- DESIGNATED PARKING BAY
- MEDIUM GARDEN
- BILLS PACKAGE AVAILABLE
- NO PETS ALLOWED
- DOUBLE BEDS
- FURNISHED PROPERTY
- 1 RECEPTION ROOMS

# 33 Westwood Drive, Kent CT2 7WY

STUDENT PROPERTY 2026/2027 - BILLS INCLUSIVE PRICE - £162.69 PER PERSON PER WEEK\*

Modern Gem Whispers from the River! 4-Bed in Kingsbrook Park. Enjoy a comfortable and convenient location close to both Canterbury Christ Church University (CCCU) and the University of Kent (UKC).

This stunning 4-bedroom terraced townhouse offers a stylish haven near the vibrant Riverside area. Ideal for students, enjoy convenience and community in a sought-after location. You'll be a short walk away from the lively Riverside area. Explore restaurants, visit the Curzon multiplex cinema, or grab groceries at Sainsbury's supermarket all on your doorstep!

This elegant townhouse boasts a thoughtfully designed layout, featuring: Spacious Open-Plan Living, with a large open-plan living / dining room seamlessly connected to the kitchen, which is equipped with integrated dishwasher, washing machine, and fridge / freezer.

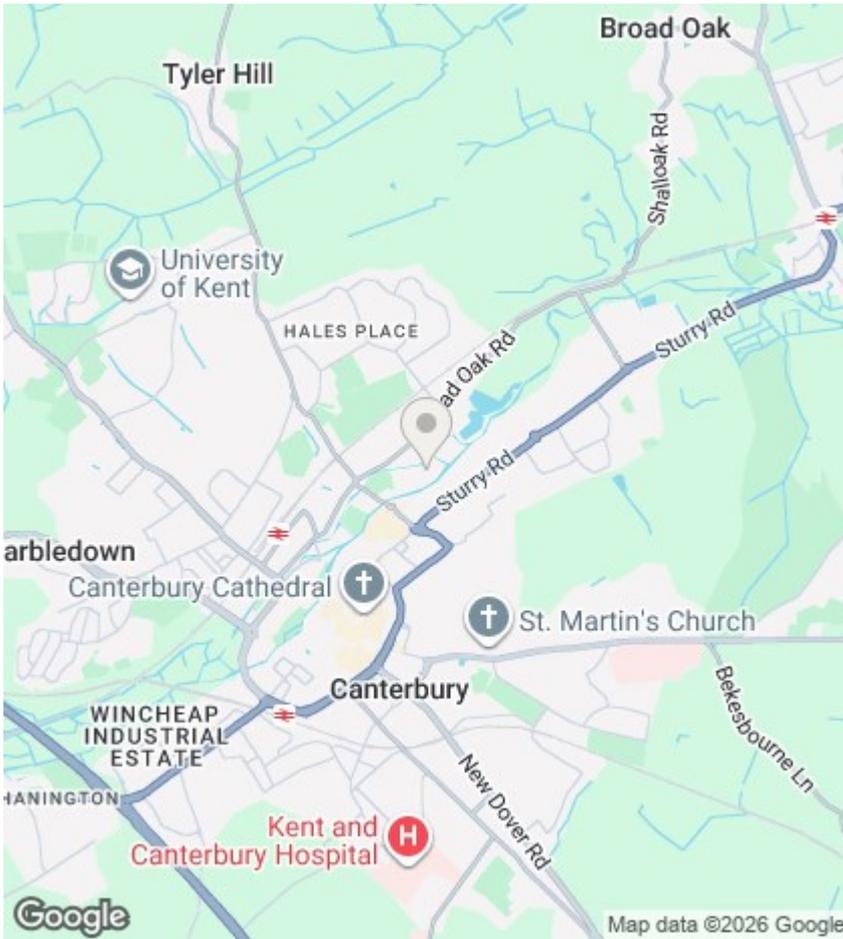
One main bathroom with a relaxing bath and shower over, One shower room with a large shower cubicle and for added convenience, One downstairs cloakroom / WC. The main outside space has a private decking area overlooking the rest of the enclosed garden. With an additional benefit of allocated parking for one car to the rear of the property.



Council Tax Band: D







## Directions

## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(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	