

19 Kirbys Lane, Canterbury, Kent, CT2 8AG

£2,250 PCM

- STUDENT HOUSE
- 5 BEDROOMS
- BILLS PACKAGE AVAILABLE
- 2 BATHROOMS
- COURTYARD GARDEN
- CLOSE TO UKC & CITY CENTRE
- DOUBLE BEDS
- REDUCED SUMMER RENT
- NO PARKING AVAILABLE

19 Kirbys Lane, Kent CT2 8AG

STUDENTS AND PROFESSIONAL SHARERS WELCOME - 2 SHOWER ROOMS - HALF RENT AVAILABLE FOR STUDENTS JULY & AUGUST

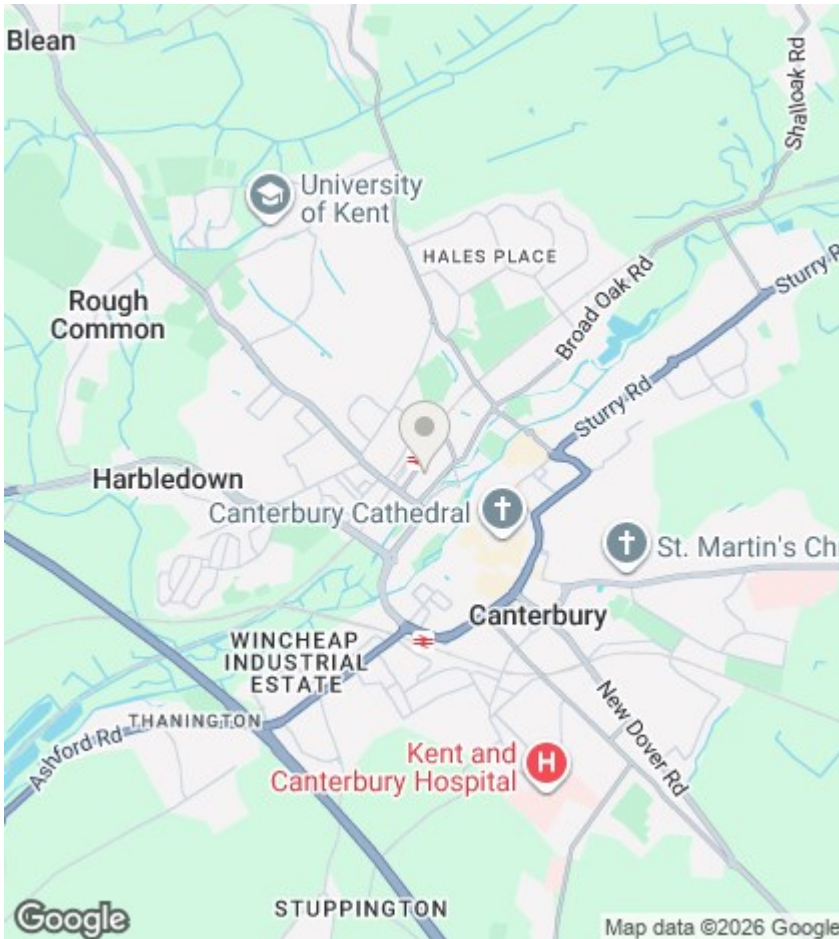
This excellent house is situated in the popular St Dunstons area, just a short walk from the city centre and bus route to UKC. A particular feature is the large lounge and well fitted open plan kitchen, and there are two shower rooms and separate WC, take a look at the video tour. The accommodation is furnished in a contemporary style throughout and outside there is an enclosed paved courtyard to sit out in and relax.

A bills package is available for this property, please call for more information



Council Tax Band:





Directions

Viewings

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

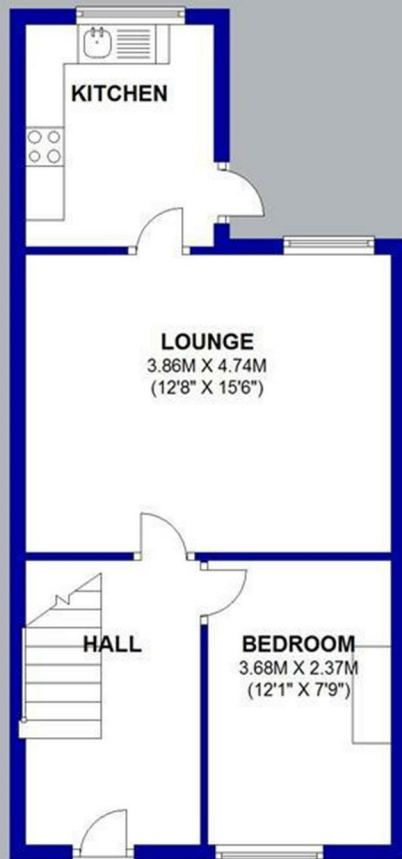
EPC Rating:

E

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 90 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 48 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

GROUND FLOOR

APPROX. 43.4 SQ. METRES (467.4 SQ. FEET)



FIRST FLOOR

APPROX. 45.4 SQ. METRES (488.9 SQ. FEET)

