



## 24 Hawks Lane, Canterbury, Kent, CT1 2NU

£1,400 PCM

- STUDENT HOUSE
- CLOSE TO CHRIST CHURCH UNIVERSITY
- 2 BATHROOMS
- 1 RECEPTION ROOMS
- NO PARKING AVAILABLE
- 2 BEDROOMS
- FURNISHED PROPERTY
- DOUBLE BEDS
- ENSUITE BATHROOM/S
- COURTYARD GARDEN



# 24 Hawks Lane, Kent CT1 2NU

STUDENT PROPERTY 2026/2027

This beautiful house will not be available for long! The property is split across three floors. On the ground floor there is a large lounge/diner with good sized kitchen attached and small courtyard to the rear. On the first floor there is the first double bedroom with ensuite bathroom and built in wardrobe. The second double bedroom on the top floor also has an ensuite.

Great Central Location. Take a look at the video tour and call today for a viewing

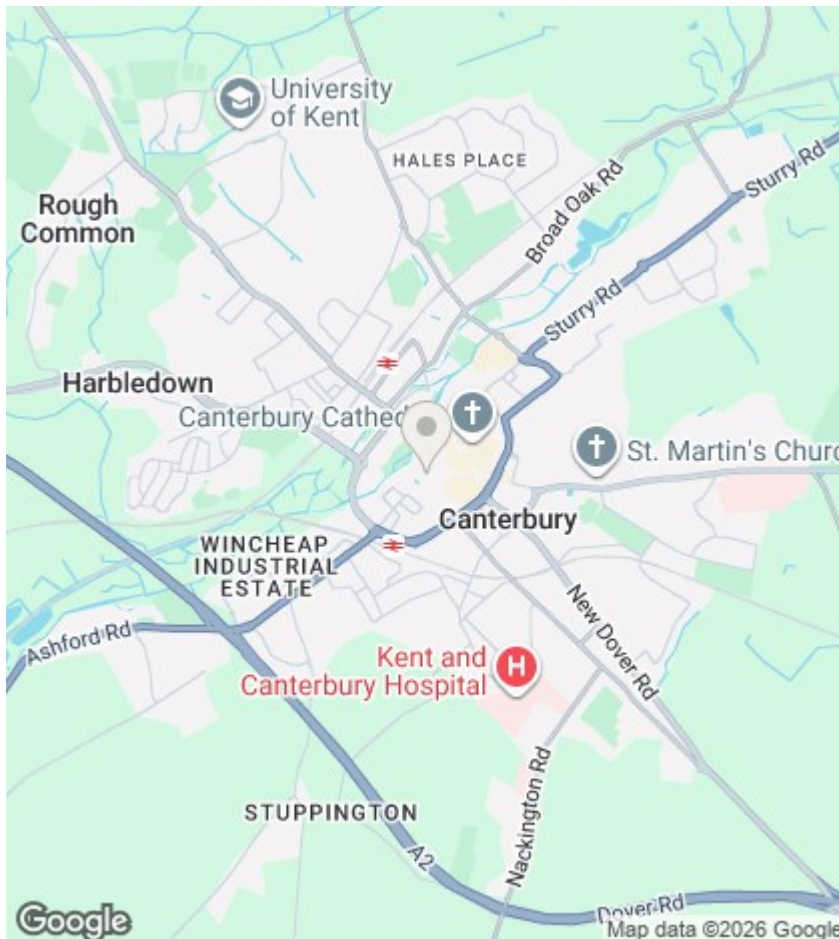
Council tax band D



Council Tax Band: D







## Directions

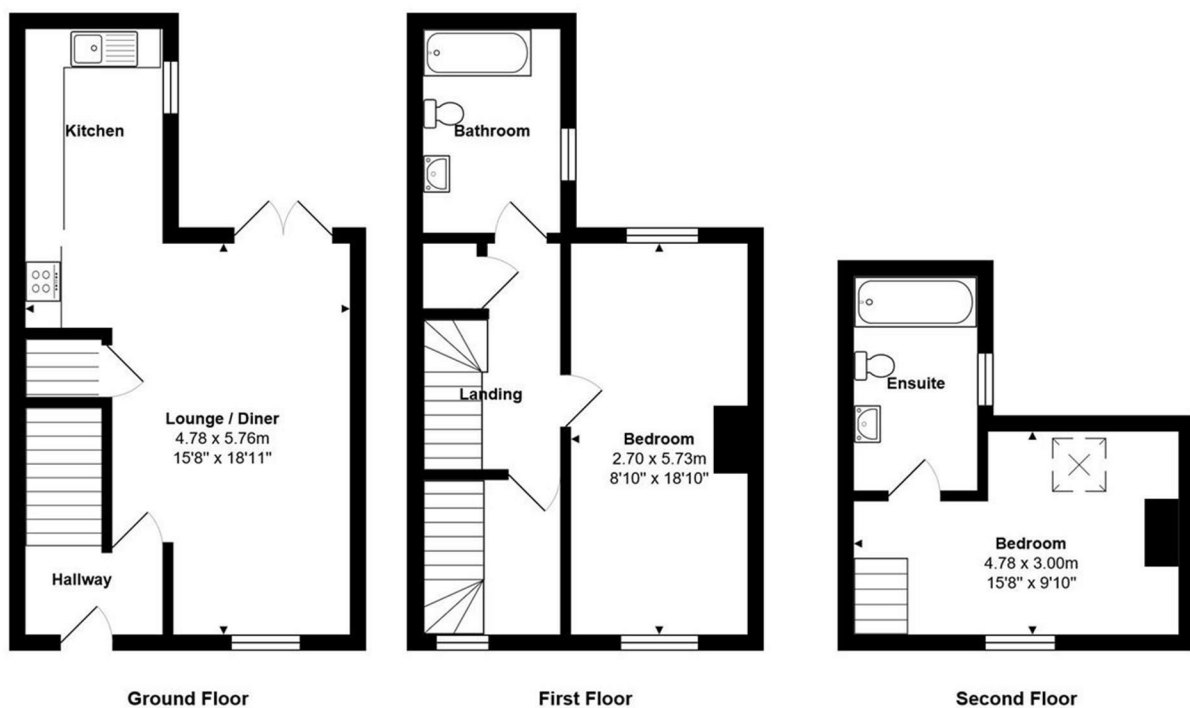
## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(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		
England & Wales		EU Directive 2002/91/EC



Total Area: 86.3 m<sup>2</sup> ... 929 ft<sup>2</sup>

Measurements of doors, windows and rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purpose only .