

Oaten Hill, Canterbury, Kent, CT1 3HP

£1,750 PCM

Sally Hatcher  
estates



## Oaten Hill

Canterbury, Kent CT1 3HP

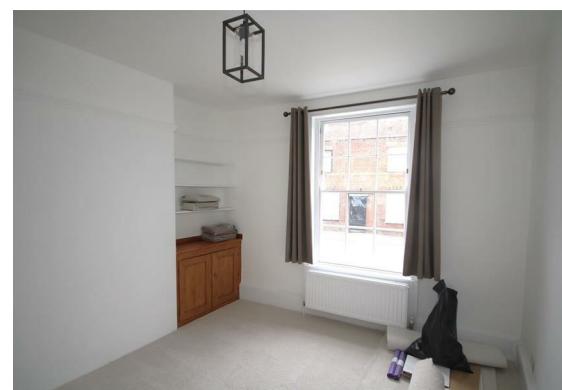
Nestled in the charming area of Oaten Hill, this lovingly refurbished family home offers a delightful blend of modern comfort and classic appeal. With three/four well-proportioned bedrooms, this house is perfect for families seeking space and convenience just outside the city walls.

Upon entering, you are greeted by a welcoming hallway that leads to a versatile dining room, which can also serve as a fourth bedroom. The sitting room is a bright and inviting space, ideal for relaxation and family gatherings. The fitted kitchen, adorned with elegant olive green units, is equipped with a built-in oven and hob, as well as a washing machine and fridge/freezer, making it a practical hub for culinary adventures. Downstairs WC. The rear garden is low maintenance.

The first floor boasts two generous double bedrooms, complemented by a spacious family bathroom. This bathroom is thoughtfully designed with a separate shower cubicle, a bath, wash basin, and toilet, ensuring ample facilities for the household. Ascending to the second floor, you will discover the master bedroom, which features a walk-in wardrobe, providing a luxurious touch and plenty of storage. This property also has the benefit of the use of a dry cellar a great storage area.

Throughout the property, natural light floods in, enhancing the fresh and airy atmosphere. The new carpets and tasteful decor add to the home's appeal, making it move-in ready for its new

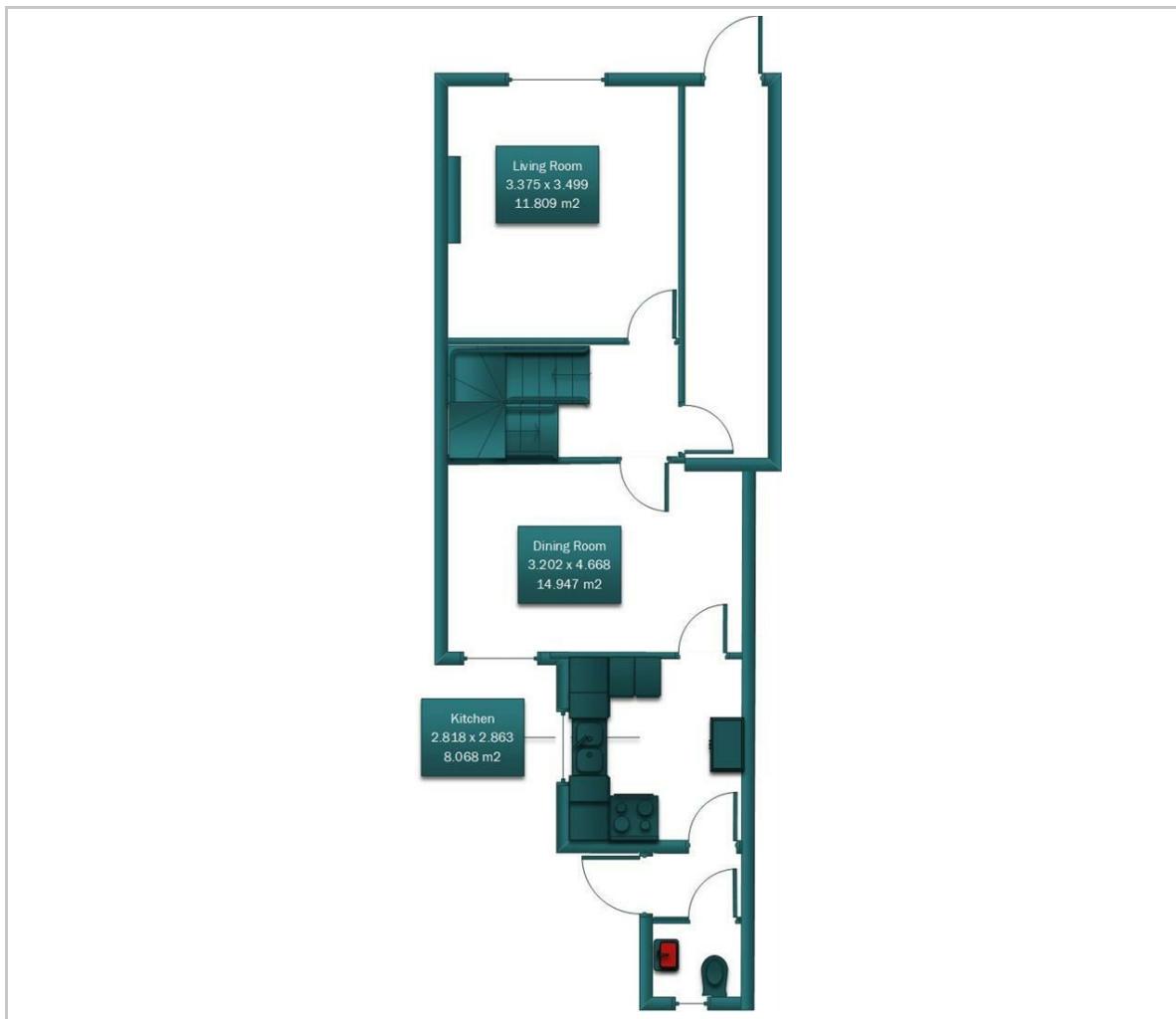




occupants. This property is not just a house; it is a warm and inviting family home, perfect for creating lasting memories. Don't miss the opportunity to make this delightful residence your own.

Available now Unfurnished  
Rent £1750 per month  
Deposit £2019.23 to be secured with the TDS  
Council Tax D (Canterbury City Council)  
No parking with the property, parking will be via Canterbury City Council parking permit.  
No pets permitted  
Please refer to the fee's tab on our website ([www.sallyhatcher.co.uk](http://www.sallyhatcher.co.uk)) for all information on fee's and deposit options

## Floor Plan



## Viewing

Please contact us on 01227 733888  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		70
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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