



**PCM**

**£1,650**

3 x Bed

2 x Bath

2 x Sofa

**Wood Hill, Tyler Hill**

Available Early January! Nestled in the charming Wood Hill of Tyler Hill, this stunning new build semi-detached house is a true gem waiting to be discovered. Boasting a modern design spread across three floors, this property offers three bedrooms for your comfort and convenience.

Step inside and be greeted by a spacious hall that leads you to a sleek kitchen at the front of the house, perfectly complemented by a lounge area at the rear. The lounge's bi-fold doors open up to a lovely garden, inviting the outdoors in and creating a seamless blend of indoor-outdoor living.

The primary bedroom, located on the second floor, comes complete with its own ensuite, offering a private sanctuary within this contemporary abode. With a built year of 2024, this property exudes freshness and modernity, making it a desirable choice for those seeking a stylish home.

Conveniently situated for easy access to Canterbury City centre, this house not only offers a comfortable living space but also a prime location that ensures you're never far from the vibrant city life.

Don't miss the chance to make this new build property your home sweet home. Schedule an early viewing to truly appreciate all that this house has to offer. Available for rent from early January, this is an opportunity not to be missed.







- EPC Rating - B
- Brand New Build
- Arranged over Three Floors
- Fully Fitted Kitchen
- Ample Parking
- Close to Canterbury Town Centre







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