

Roper Road, Canterbury, Kent, CT2 7RS

£1,650 PCM



## Roper Road

### Canterbury, Kent CT2 7RS

STUDENT ACCOMMODATION 2026-27  
(Available from August 2026)

Located in the St Dunstan's area of Canterbury is this tastefully furnished three-bedroom town house suitable for sharers or students. Walk through the low maintenance front garden into the entrance hallway and on your right you will find a fully fitted kitchen with free standing cooker, extractor fan, microwave, washing machine and small breakfast area with plenty of cupboard space. On the ground floor there is also a spacious lounge/diner and outside this there is a fully enclosed patio garden. The house is furnished to a high standard and should be on everyone's viewing list. The first floor has two double bedrooms and a family bathroom containing bath with a shower over, sink and toilet. The second floor has a further ensuite double bedroom. This property has parking for one car behind the property.

Deposit is equal to 5 weeks rent £1,903  
Rent £1,650 Per Calendar Month  
EXCLUSIVE of Gas, Electricity and Water Charges  
Price (£550.00 per person) (Weekly rent is £126.92)  
Property available from 11/08/2026  
Individual locks on bedrooms: No  
All double beds: Yes  
Council tax band: D

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

Each applicant will require a Guarantor who lives in England, Scotland, Wales or Northern Ireland. If you are not able to provide a guarantor that meets these requirements, you should be able to use a Guarantor service such as Housing Hand or Your Guarantor (if registered to UKC)





## Ground Floor/ Entrance

### Kitchen

13'5" x 7'5" (4.092 x 2.286)

### Living Room

19'7" x 14'1" (5.972 x 4.307)

### Rear Garden

## First Floor / Stairs

### Bedroom 1

8'1" x 14'1" (2.475 x 4.314)

### Bathroom

4'6" x 7'6" (1.392 x 2.287)

### Bedroom 2

14'2" x 11'5" (4.333 x 3.497)

## Second Floor / Stairs

### Wardrobe

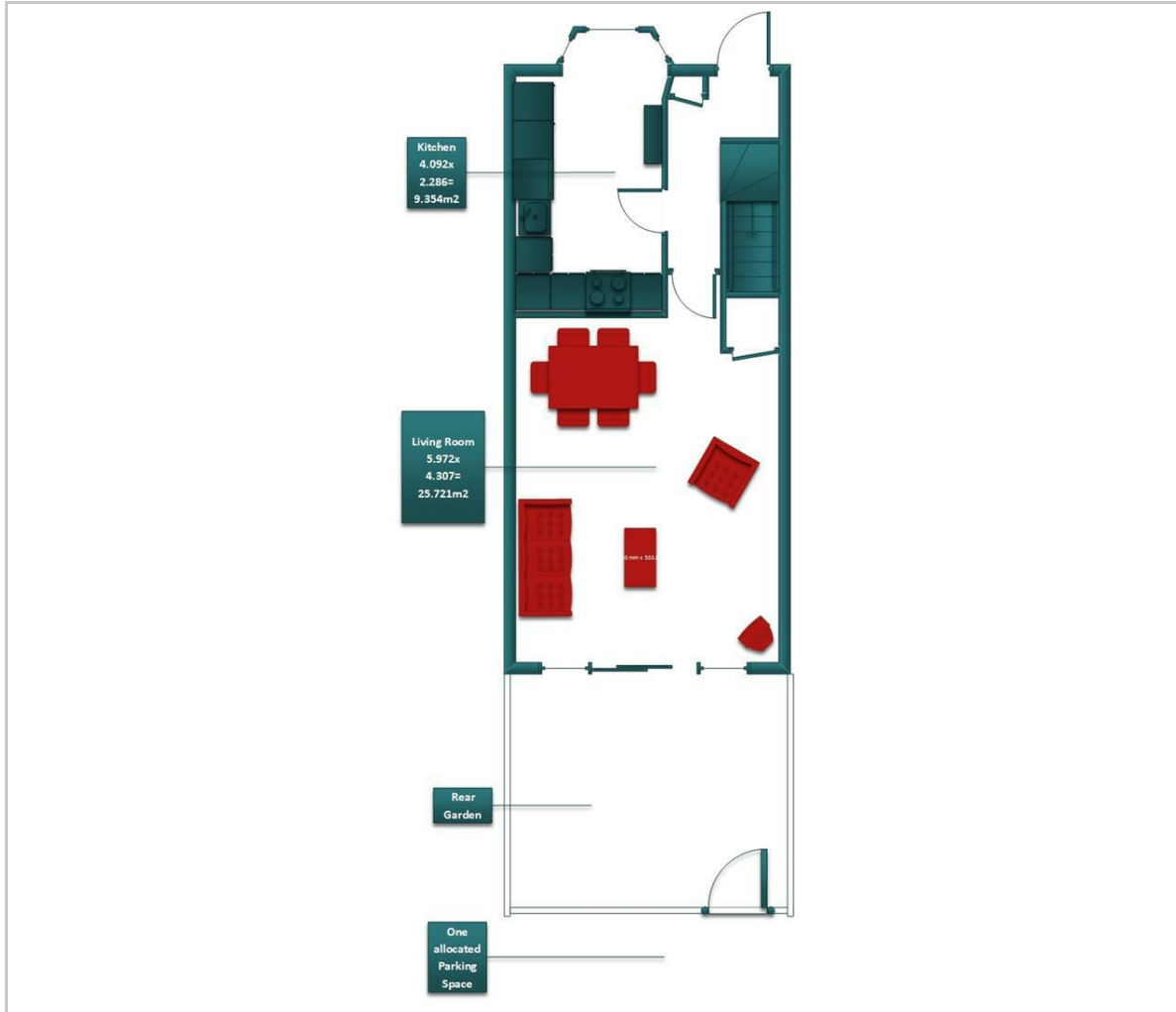
### Bedroom 3

14'4" x 10'0" (4.386 x 3.062)

### Ensuite Shower



## Floor Plan



## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

