



**19 Downs Road, Canterbury, Kent, CT2 7AY**

**£2,750 PCM**

- STUDENT HOUSE
- 5 BEDROOMS
- 1 PARKING SPACES
- MEDIUM GARDEN
- BILLS PACKAGE AVAILABLE
- 1 RECEPTION ROOMS
- 2 BATHROOMS



# 19 Downs Road, Kent CT2 7AY

STUDENT PROPERTY 2026/2027 - BILLS INCLUSIVE OPTION AVAILABLE AT £148.85 PER PERSON PER WEEK! \*

This is a great student property, benefiting from all the mod cons. 5 fantastic sized bedrooms, (one of which is an attic room with walk in wardrobe), comfortable living area with dining table and comfy sofas. The property has a large walk in shower room, separate W/C downstairs, a well apportioned, large, useful, fully equipped kitchen and a good sized garden to the rear. The property further benefits from off street parking, double glazing throughout, gas Central Heating and is ideally suited for students at UKC - the university being a mere 5 minutes walk.

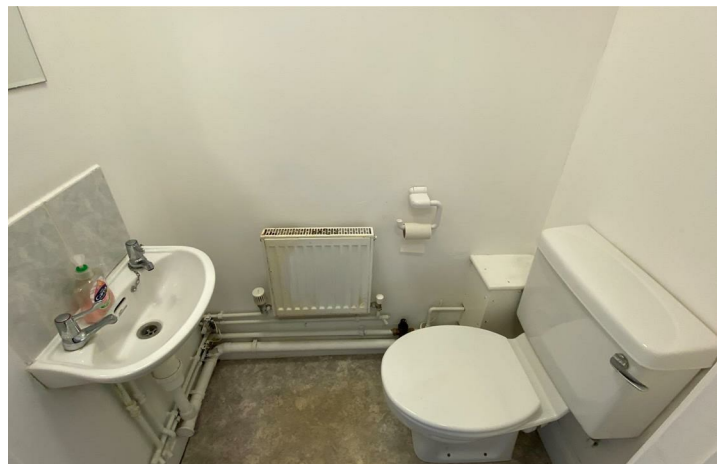
Call today for a viewing.

Council Tax band is D.

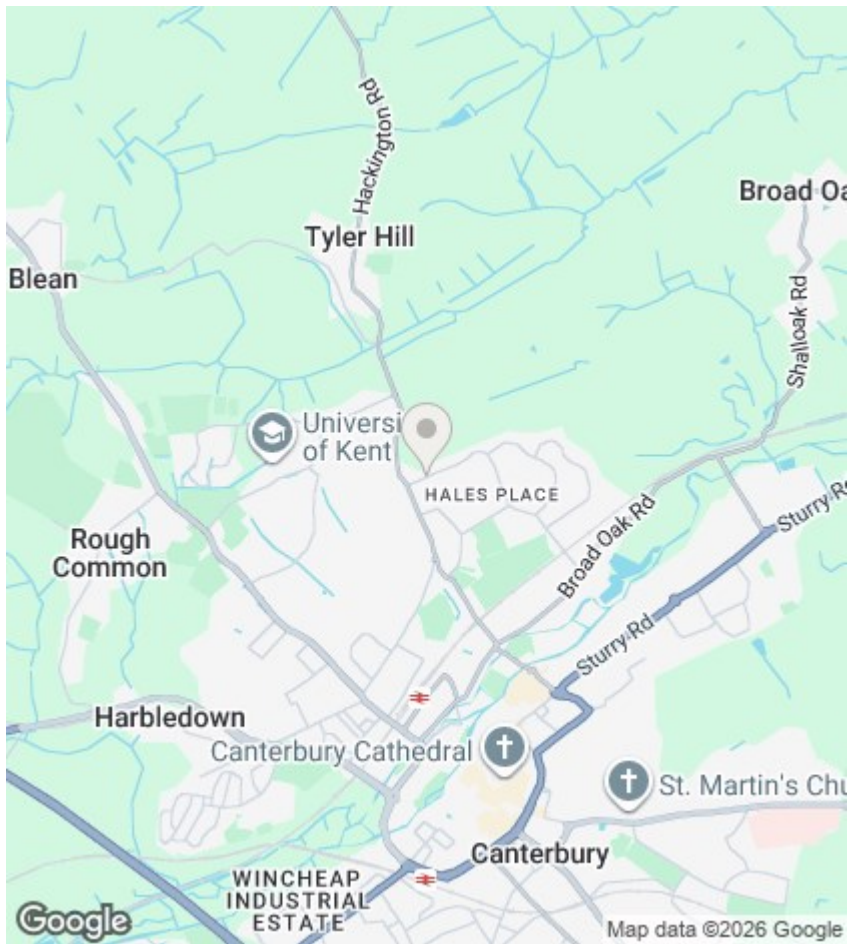
\* bills package subject to full occupancy and a 12 month tenancy.



Council Tax Band: D







## Directions

## Viewings

Viewings by arrangement only. Call 01227788088 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>		
(69-80) <b>C</b>	73	78
(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	

