



**105 Broad Oak Road, Canterbury, Kent, CT2 7PT**

**£1,500 PCM**

- HOUSE SHARE
- 3 BEDROOMS
- 1 RECEPTION ROOMS
- OFF ROAD PARKING
- SORRY, NO SMOKERS
- FURNISHED PROPERTY
- DOUBLE BEDS
- 1 BATHROOMS
- MEDIUM GARDEN
- BILLS PACKAGE AVAILABLE



# 105 Broad Oak Road, Kent CT2 7PT

FAMILIES, PROFESSIONALS & STUDENTS WELCOME - AVAILALE FOR 2026/2027.

This property has the added bonus of off-road parking for one car. The house provides comfortably furnished, good sized accommodation comprising a large bedroom, a lounge and a modern fitted kitchen with appliances including a dishwasher, to the ground floor. A separate utility area leads out into an attractive rear garden. Upstairs there are two further bedrooms fitted with double beds, and the bathroom has both a shower and bath. The property also benefits from gas central heating and is double glazed.

The house is conveniently located within the popular Broad Oak area for students attending UKC. The Kingsmead Leisure Centre and Sainsburys supermarket are about a 10-15 minute walk away and there are good bus links to the town.

If you are considering this property, take a look at the video tour and get in touch to book a viewing.

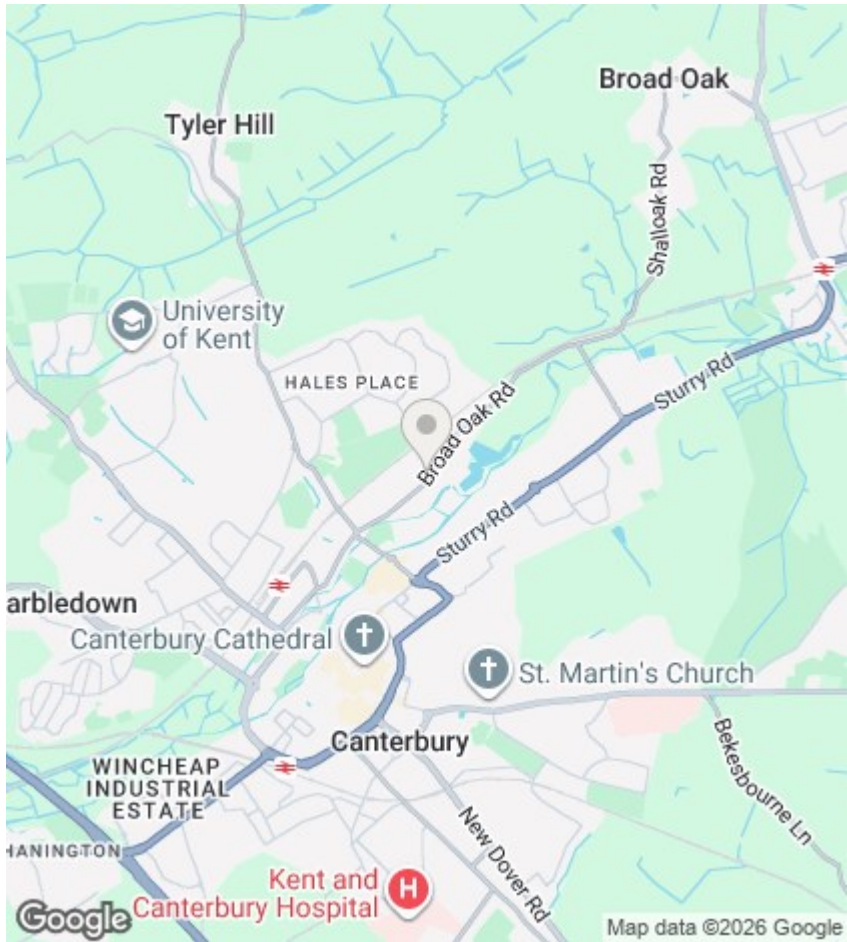
Council Tax Band for property is - Band C



Council Tax Band: C







### Directions

### Viewings

Viewings by arrangement only. Call 01227788088 to make an appointment.

### EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>88</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>66</b>               |
| (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 |

