



## 4 Orchard Street, St Dunstans, Canterbury, Kent, CT2 8AP

£1,450 PCM

- 3 BEDROOMS
- WHITE GOODS INCLUDED
- 1 RECEPTION ROOMS
- MEDIUM GARDEN
- BILLS PACKAGE AVAILABLE
- DOUBLE BEDS
- 1 BATHROOMS

# 4 Orchard Street, Canterbury CT2 8AP

3 BEDROOM PROPERTY 2026/2027 - BILLS PACKAGE AVAILABLE

This charming three storey town house offers a comfortable and convenient accommodation for students, located on a quiet street in St Dunstons, it boasts excellent access to the University of Kent Canterbury, with a regular bus service nearby. Canterbury West Station for direct links to London and the city centre with its shops, restaurants, and nightlife are all within easy reach.

Three good-sized double bedrooms, each comfortably furnished with a double bed, desk, and wardrobe, provide ample space for studying or relaxing. Good sized living room, with two comfy double seater sofas, a large and spacious kitchen/diner fitted with various appliances, with a ground floor bathroom with shower.

\* Bills inclusive price subject to full occupancy and being let on a 12 month tenancy.

Call now to arrange a viewing.

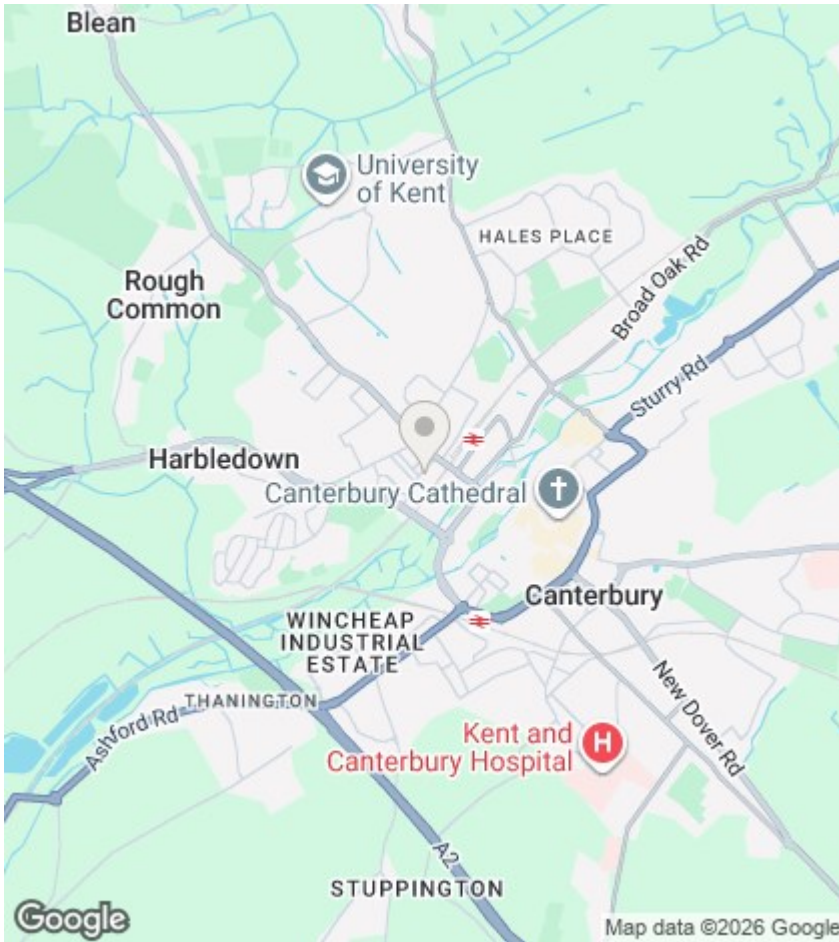
Council Tax Band for property is - D



Council Tax Band: D







## Directions

## Viewings

Viewings by arrangement only. Call 01227 788088 to make an appointment.

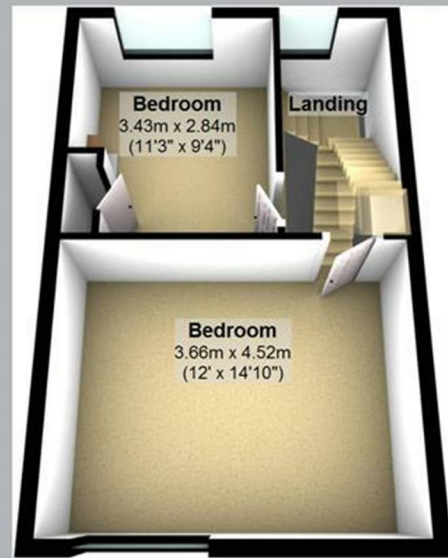
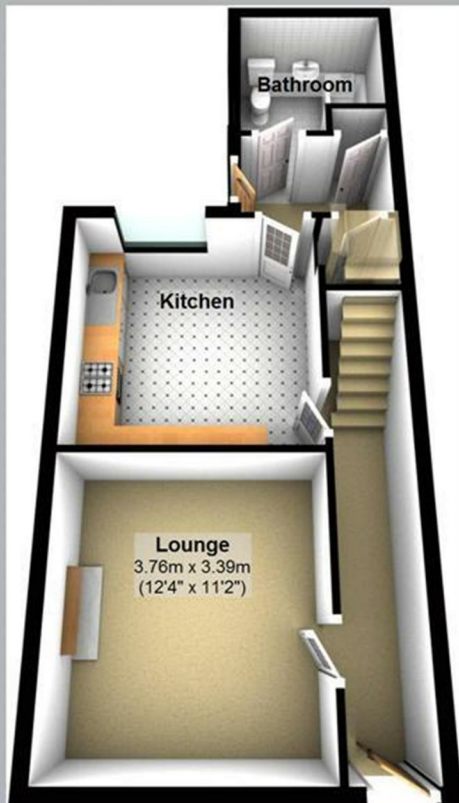
## EPC Rating:

E

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 84        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 52                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

### Ground Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



### Second Floor

Approx. 14.9 sq. metres (160.4 sq. feet)

