# 50% OFF
## YOUR FIRST MONTH'S RENT

## Move in before Christmas*

*Terms and conditions apply

**Price**
£1,400 PCM
Fees Apply

Available 21/11/26

Rowland Drive Herne
Bay CT6

Wards
Helping you move forwards













## Main Features

- 3 bedroom detached house
- Private garden
- Newly refurbished
- Close to schools
- Deposit alternative available
- Open house event

**Deposit required is £1,615.38**
**Canterbury District - Council Tax Band Tax Band C**

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

www.gov.uk/government/publications/how-to-rent

www.gov.uk/private-renting

www.wardsofkent.co.uk/renting/tenancy-fees-individuals/

www.gov.uk/green-deal-energy-saving-measures

## Accommodation

**GROUND FLOOR**

**Porch**

**Entrance Hall**

**Lounge: 5.39m x 3.36m** 17'8" x 11'

**Kitchen / Dining Room: 3.32m x 4.31m** 10'11" x 14'2"

**FIRST FLOOR**

**Landing**

**Bedroom 1: 2.57m x 4.68m** 8'5" x 15'4"

**Bedroom 2: 2.72m x 3.20m** 8'11" x 10'6"

**Bathroom: 1.76m x 2.41m** 5'9" x 7'11"

**Bedroom 3: 2.57m x 3.05m** 8'5" x 10'

## Call Herne Bay 01227 361740 ■ wardsofkent.co.uk

IMPORTANT INFORMATION: Please contact our Lettings Team who will confrm the total costs involved in renting this property. For clarifcation, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specifc fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verifed by yourself and your advisers. The contents of this publication are © Wards, 2015. Wards is a trading name of Arun Estates Limited Registered in England No. 2597969

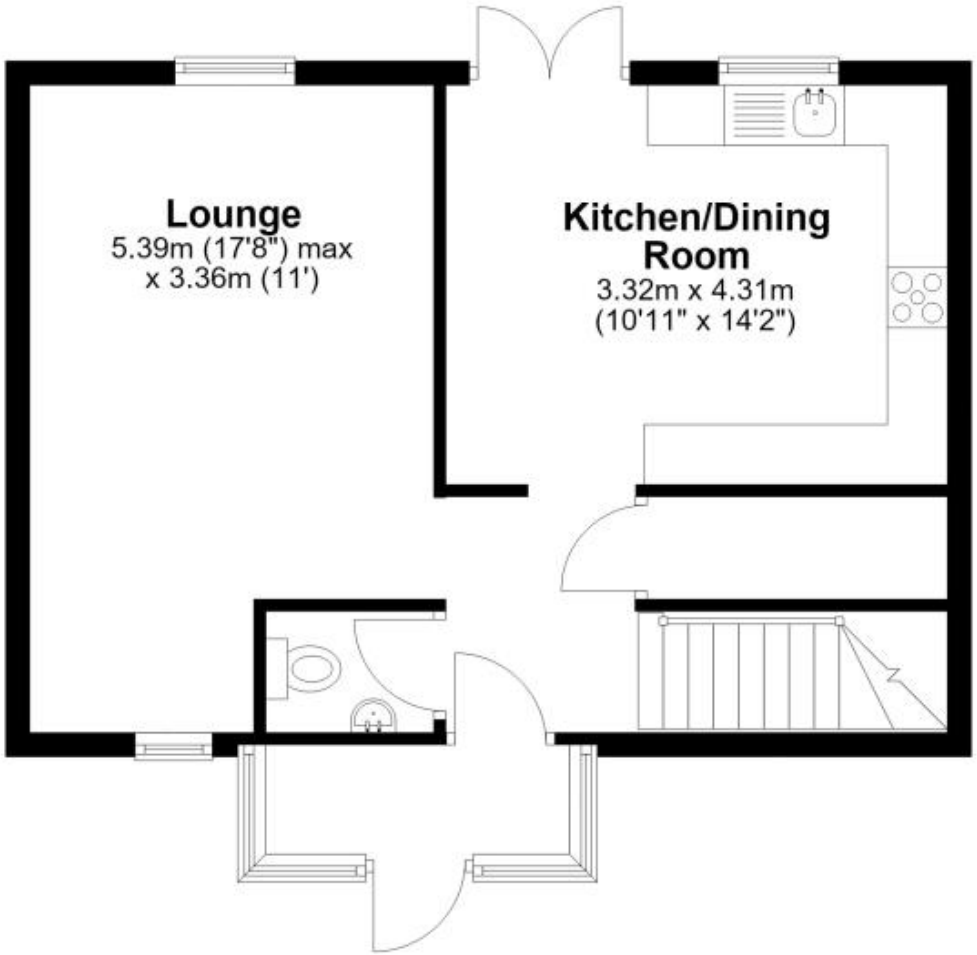
EPC RATING CURRENT: D(64) POTENTIAL: C(73)

The Property Ombudsman

INVESTORS IN PEOPLE

## Ground Floor

Approx. 43.8 sq. metres (471.8 sq. feet)




## First Floor

Approx. 41.6 sq. metres (448.1 sq. feet)

