

**4 Orchard Street, St Dunstons, Canterbury, Kent, CT2 8AP**

**£1,710 PCM**

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

# 4 Orchard Street, Canterbury CT2 8AP

STUDENT PROPERTY 2026/2027 - BILLS PACAKGE 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.

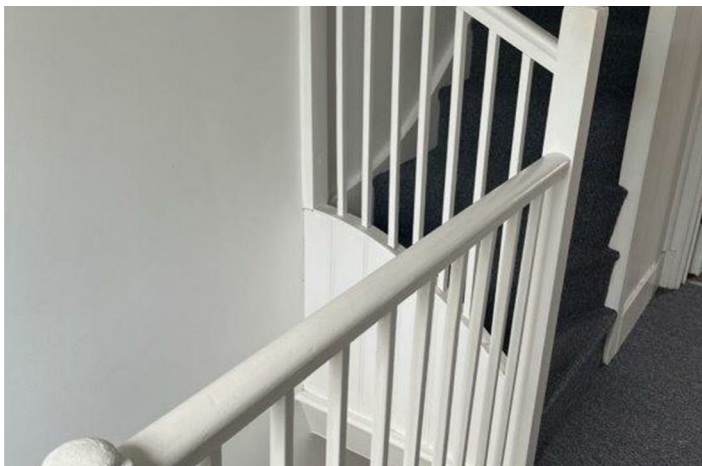
\* Bills inclusive price subject to full occupancy and being let on a 12 month tenancy.

Call now to arrange a viewing.

Council Tax Band for property is - D

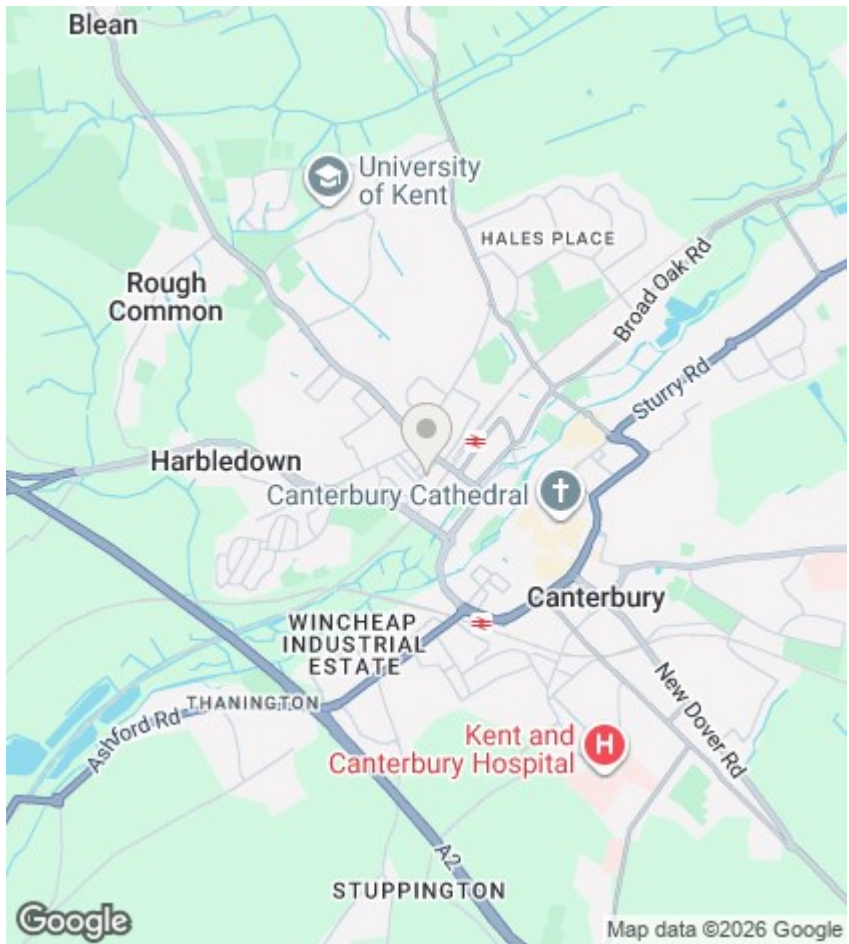


Council Tax Band: D









## Directions

## Viewings

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

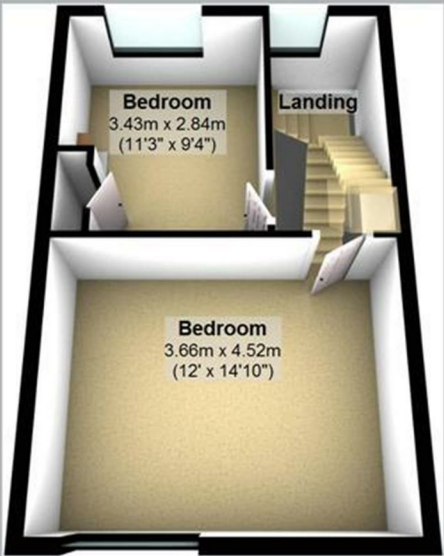
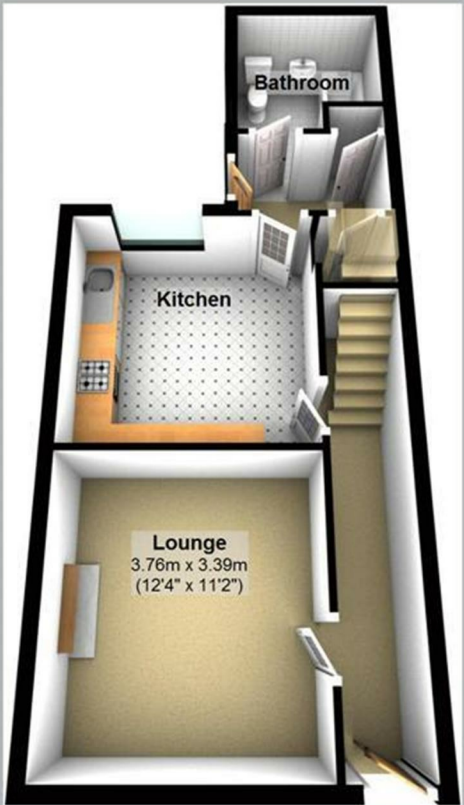
## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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)

