



41 Forty Acres Road, Canterbury, Kent, CT2 7HL

£1,975 PCM

• 1 RECEPTION ROOMS

• 2 BATHROOMS

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Nestled on the charming Forty Acres Road, this delightful house offers an ideal living space for students seeking comfort and convenience. With four spacious bedrooms, this property is perfect for those who appreciate both privacy and a communal atmosphere. The well-appointed reception room provides a welcoming area for relaxation and socialising, making it an excellent spot for unwinding after a busy day.

The house features two modern bathrooms, ensuring that morning routines run smoothly for all residents. The layout is thoughtfully designed to accommodate the needs of student life, providing ample space for study and leisure.

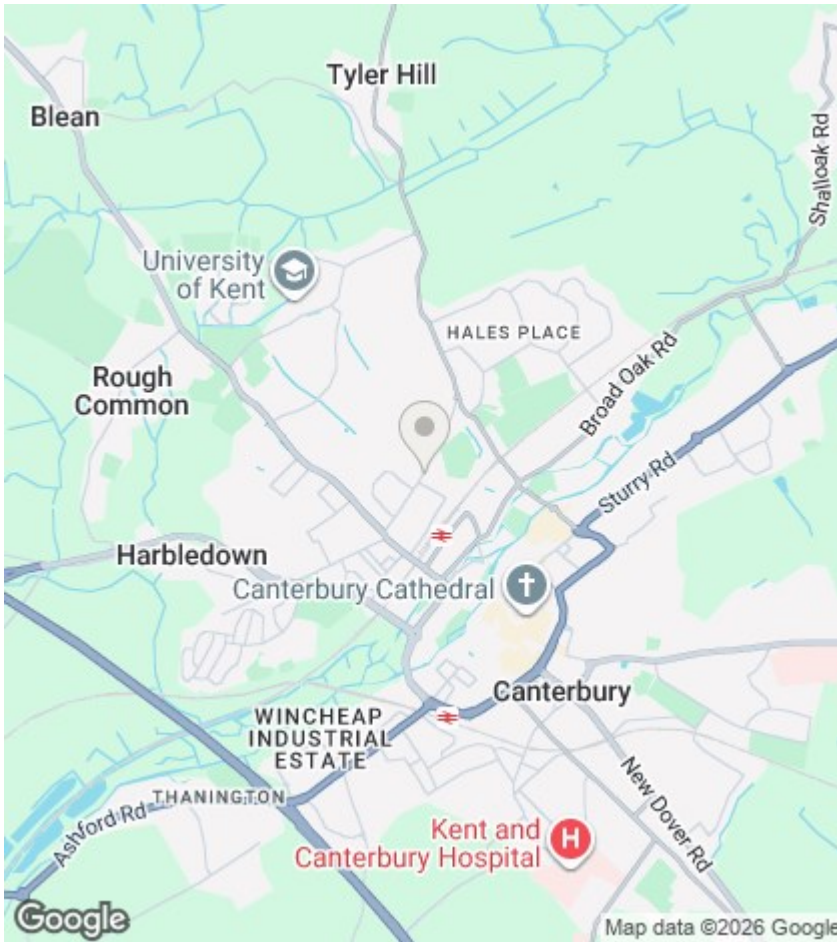
Located just a short 20-minute walk from local amenities, this property allows for easy access to shops, cafes, and essential services, making it a practical choice for students. The surrounding area is vibrant and lively, offering a variety of activities and social opportunities.

This house on Forty Acres Road is not just a place to live; it is a home where students can thrive academically and socially. With its excellent location and spacious living arrangements, it presents a wonderful opportunity for those looking to make the most of their university experience. Don't miss the chance to secure this fantastic property.



Council Tax Band: C





Directions

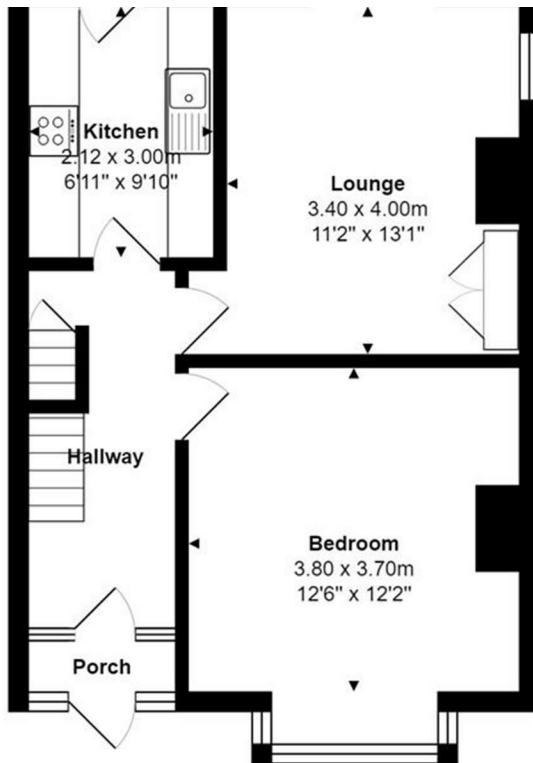
Viewings

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

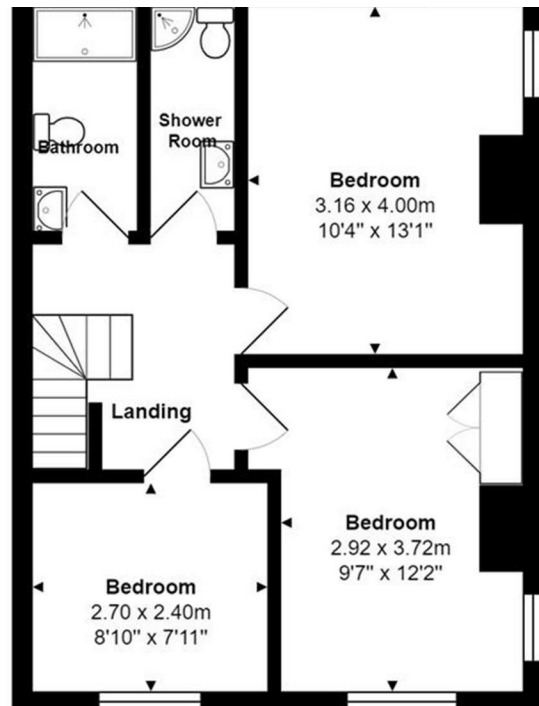
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 90.0 m² ... 969 ft²

Measurements of doors, windows and rooms and any other item are approximate and no responsibility