



96 WIFE OF BATH HILL
CANTERBURY

£1,600 PCM

- STUDENTS 2021/22
- Well Presented
- Kitchen/Dining room

- HALF RENT JULY AND AUGUST
- Four Bedrooms

ABOUT

STUDENTS 2021/2022 - HALF RENT JULY AND AUGUST Miles and Barr are pleased to bring to the STUDENT rental market, this well presented FURNISHED four bedroom semi-detached house. The ground floor offers 4th large double bedroom and an open plan kitchen/dining area with access to the rear garden. On the first floor there are two further double bedrooms, one single and a bathroom. All rooms will have beds, wardrobes, drawer units and desks. The current lounge will be converted to a very spacious bedroom. No pets or smokers. STUDENTS ONLY.

LOCATION

"LOCAL AREA

The property is situated within the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORTING AND CULTURAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

TRANSPORT LINKS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins)."

DESCRIPTION

Kitchen/Dining area 18'11" x 9'3" (5.77 x 2.84)

Bedroom Four - ground floor 12'8" x 12'7" (3.87 x 3.85)

Bedroom One - first floor 11'0" x 9'9" (3.36 x 2.98)

Bedroom Two 12'6" x 8'7" (3.82 x 2.64)

Bedroom Three 8'10" x 7'11" (2.70 x 2.42)

Bathroom 7'6" x 5'4" (2.29 x 1.65)



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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings.