

CHRISTOPHER HODGSON



Canterbury

To Let £1,500 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Canterbury

53 Ulcombe Gardens, Canterbury, Kent, CT2 7QZ

A generously proportioned bungalow, conveniently positioned within close proximity to Canterbury's historic city centre, bustling High Street, excellent schooling options, and Canterbury West railway station, which provides high-speed services to London (1.2 miles).

Outside, the rear garden extends to approximately 34ft (10.44m) and benefits from pedestrian rear access.

Available immediately.

The bright and spacious accommodation comprises a kitchen open-plan to the dining room, a living room overlooking the rear garden, three generous bedrooms, and a shower room. The property is available furnished, with the option of being let unfurnished if preferred.



LOCATION

Ulcombe Gardens is conveniently positioned for access to Canterbury West mainline railway station (1.2 miles), The Riverside complex and Kingsmead leisure centre, supermarkets and the city centre (1.6 miles). The cathedral city offers a wealth of cultural and leisure amenities including theatres, bars, restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The city also benefits from excellent educational facilities including both public and state schools and higher education institutions. There are two mainline railway stations offering fast and frequent services with the high speed Javelin links from Canterbury West to London St Pancras (approximately 56 mins). Communication links are strong with the A2/M2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Kitchen 9'10" x 7'6" (3m x 2.31m)
- Dining Room 19'5" x 7'10" (5.94m x 2.41m)
- Living Room 10'5" x 8'10" (3.2m x 2.7m)
- Bedroom 1 10'5" x 9'1" (3.2m x 2.77m)
- Bedroom 2 12'1" x 7'6" (3.7m x 2.31m)
- Bedroom 3 8'11" x 7'6" (2.72m x 2.29m)

- Shower Room 9'3" x 6'2" (2.84m x 1.9m)

OUTSIDE

- Garden 34'3" x 29'9" (10.44m x 9.07m)

HOLDING DEPOSIT

£346 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,730 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/Tenants

CLIENT MONEY PROTECTION

Provided by ARLA

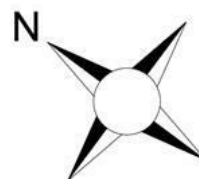
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



Ground Floor

Main area: approx. 80.0 sq. metres (861.1 sq. feet)



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Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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Energy Efficiency Rating	
Very energy efficient - lower running costs A Energy efficient - lower running costs B Decent energy efficiency - lower running costs C Below average energy efficiency - higher running costs D Poor energy efficiency - higher running costs E Very poor energy efficiency - higher running costs F Extremely poor energy efficiency - higher running costs G	88 85 82 79 76 73 70
Energy efficient - lower running costs	85
England & Wales	85

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