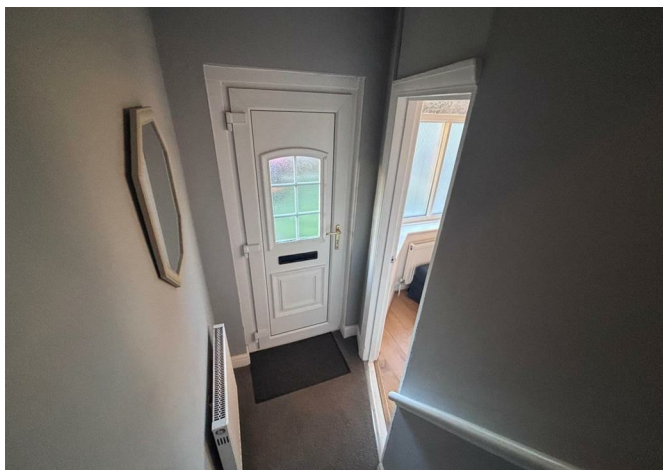




**36 St. Stephens Road, Canterbury, CT2 7HU**  
**£1,275 Per month**





## 36 St. Stephens Road, Canterbury, CT2 7HU

### £1,275 Per month

Charming 2-Bedroom House with Private Parking and Garden – St Stephens Road, Canterbury

This delightful 2-bedroom house is located in a highly sought-after central location on St Stephens Road, offering the perfect blend of convenience and comfort. The property boasts private parking, a rare and valuable feature in this area, providing secure and easy access for your vehicle.

The house also benefits from a private South Facing garden, ideal for relaxing outdoors, gardening, or entertaining friends and family. Inside, the layout is well-designed to accommodate modern living, making it suitable for professionals, couples, or small families looking for a comfortable home close to the heart of Canterbury.

With local amenities, shops, cafes, and excellent transport links all within easy reach, this property offers an ideal lifestyle for those wanting to enjoy the vibrant city while having a peaceful retreat to come home to.

Rent: £1,275 PCM  
Deposit: £1,471  
Refundable Holding Fee £294



## Description

### Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

## Situation

### Canterbury – A Historic City with Modern Charm

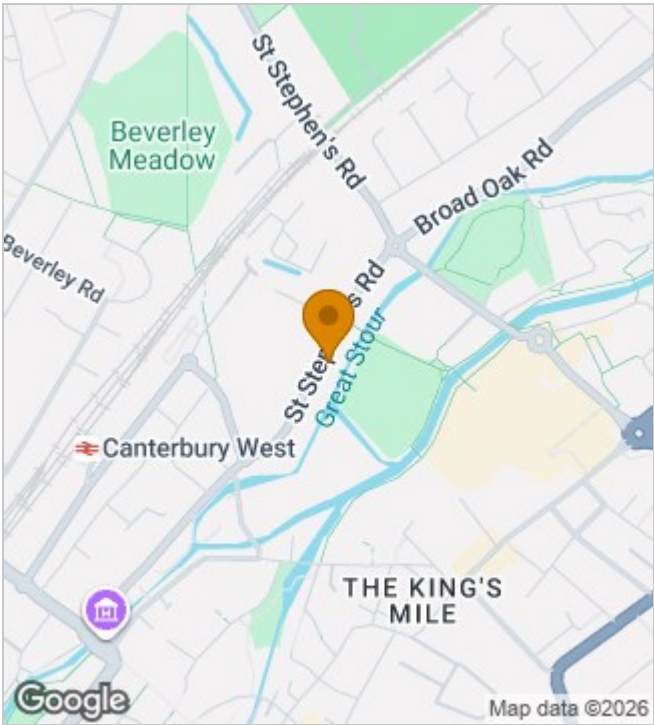
Canterbury is a vibrant cathedral city in Kent, rich in history and culture. Famous for its stunning Canterbury Cathedral, a UNESCO World Heritage Site, the city seamlessly blends medieval heritage with modern living. Visitors and residents enjoy its charming cobbled streets, independent shops, cafes, and a lively arts scene.

With excellent schools, universities, and diverse employment opportunities, Canterbury appeals to families, students, and professionals alike. The city benefits from excellent transport links, including fast trains to London, making it a popular choice for commuters.

Surrounded by beautiful countryside and close to the coast, Canterbury offers a unique combination of historic charm, urban convenience, and natural beauty—making it a wonderful place to live, work, and visit.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

190 High Street, Herne Bay, Kent, CT6 5AP  
Tel: 01227 949291 | Email: [sales@zesthomes.uk](mailto:sales@zesthomes.uk)  
[www.zesthomes.uk](http://www.zesthomes.uk)

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