



16 Kirbys Lane, Canterbury, Kent, CT2 8AG

£1,400 PCM

- CLOSE TO STATION / CITY CENTRE
- 1 RECEPTION ROOM
- DESIGNATED PARKING BAY
- 2 BEDROOMS
- UNFURNISHED PROPERTY
- SMALL ENCLOSED GARDEN

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**** AVAILABLE APRIL *** GREAT LOCATION*** PARKING ****

This well-presented unfurnished two-bedroom property is ideally located just a short walk away from Canterbury West Station and the historic Westgate Towers, offering excellent access to transport links and the city centre.

The property benefits from a bright and airy Lounge / Dining area with French doors to good sized, low maintenance garden, a well fitted kitchen with white goods, cloakroom, two good-sized bedrooms, and a modern bathroom.

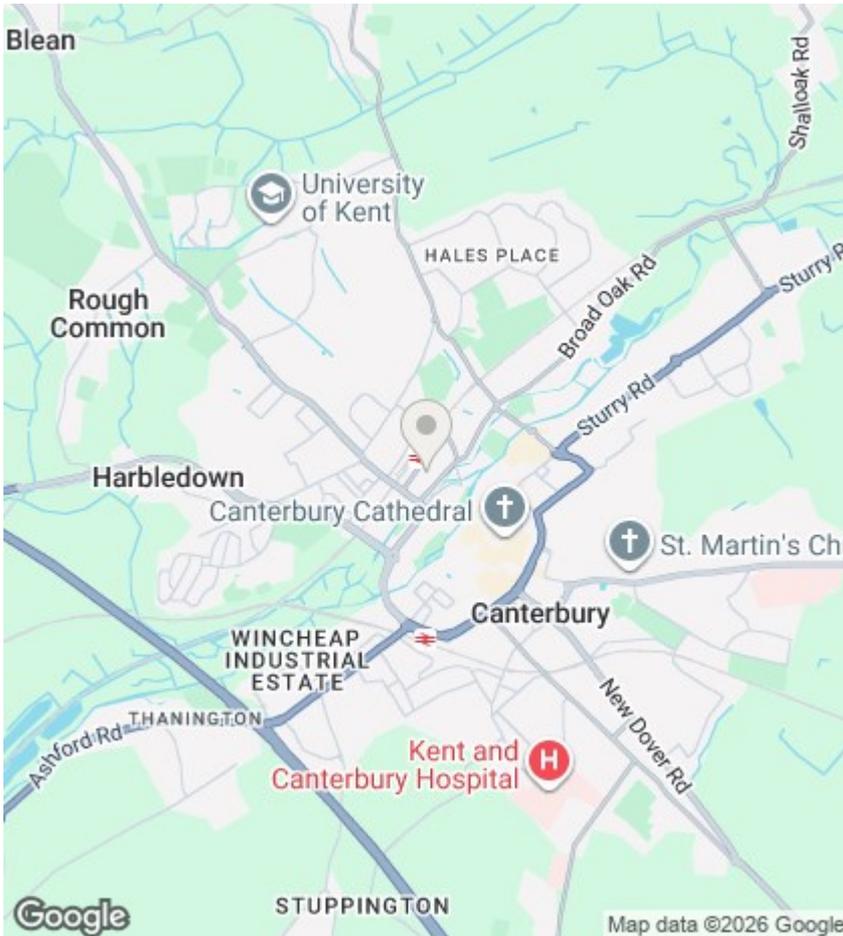
Externally, there is a lovely, low-maintenance garden, perfect for easy outdoor living, along with the added convenience of an allocated parking space, accessed from the garden. Ideally suited for professionals or couples seeking comfortable living in a highly desirable central location.

Council Tax Band D



Council Tax Band: D





Directions

Viewings

Viewings by arrangement only. Call 01634 576000 to make an appointment.

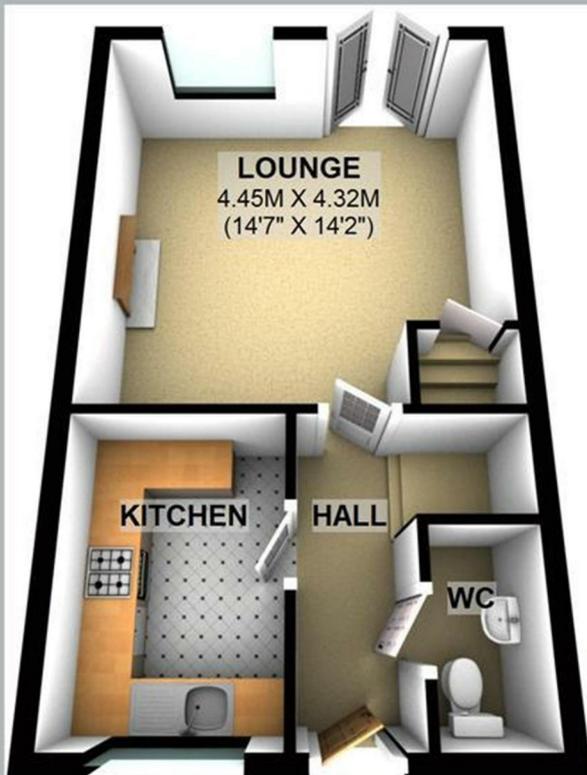
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	72	
(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	

GROUND FLOOR

APPROX. 32.3 SQ. METRES (347.6 SQ. FEET)



FIRST FLOOR

APPROX. 32.1 SQ. METRES (345.1 SQ. FEET)

