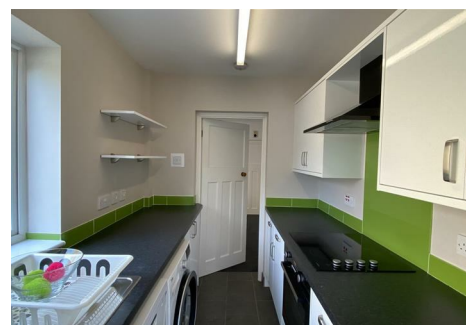




**105 Broad Oak Road, Canterbury, Kent, CT2 7PT**

**£1,450 Per Month**

- AVAILABLE NOW
- 3 BEDROOMS
- 1 RECEPTION ROOMS
- MEDIUM GARDEN
- FURNISHED PROPERTY
- OFF ROAD PARKING
- DOUBLE BEDS

# 105 Broad Oak Road, Kent CT2 7PT

## FAMILIES & PROFESSIONALS WELCOME

This property has the added bonus of off-road parking for one car. The house provides comfortably furnished, good sized accommodation comprising a large bedroom, a lounge and a modern fitted kitchen with appliances including a dishwasher, to the ground floor. A separate utility area leads out into an attractive rear garden.

Upstairs there are two further bedrooms fitted with double beds, and the bathroom has both a shower and bath. The property also benefits from gas central heating and is double glazed.

The Kingsmead Leisure Centre and Sainsburys supermarket are about a 10-15 minute walk away and there are good bus links to the town. If you are considering this property, take a look at the video tour and get in touch to book a viewing.

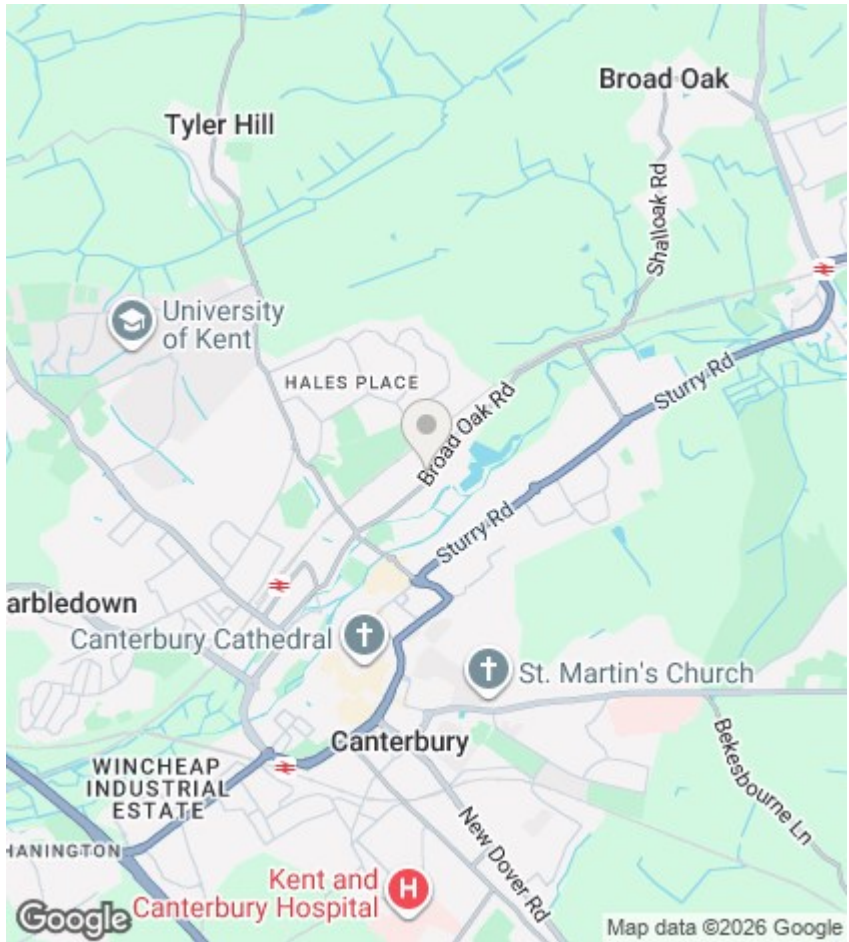
Council Tax Band for property is - Band C



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) <b>A</b>                          |         | <b>88</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>66</b>               |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

