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lettings

Hackington Cottage (3) St Stephens Hill, Canterbury, Kent, CT2 7AT

£1,500 Per Month

- GROUP OF 3 PROFESSIONALS OR STUDENTS!
- 3 BEDROOMS
- 1 RECEPTION ROOM
- OFF ROAD PARKING
- COMPULSORY BILLS PACKAGE
- CLOSE TO UNIVERSITY OF KENT
- DOUBLE BEDS
- 2 BATHROOMS
- FURNISHED PROPERTY
- Charming courtyard for relaxation

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Hackington Cottage (3) St Stephens Hill, Canterbury CT2 7AT

Welcome to Hackington Cottage, a charming house located in the picturesque city of Canterbury. This delightful property, referenced as 1604, boasts 3 generous bedrooms, each furnished with comfortable double beds and dedicated study desks, making it an ideal choice for students or families alike. With two bedrooms conveniently located on the ground floor and three on the first floor, this home offers flexibility and ease of living.

The heart of the home is a large, welcoming lounge and dining area, designed for relaxation and socialising. Here, you will find comfortable seating and a solid wood dining table, perfect for enjoying meals with friends or unwinding after a long day. The modern kitchen is fully equipped with integrated appliances and features attractive timber-effect cabinetry, seamlessly connecting to a shared courtyard area, ideal for outdoor gatherings.

Hackington Cottage also includes two modern shower rooms, complete with stylish chrome fittings, and an additional separate WC on the first floor, ensuring that busy mornings run smoothly. For added convenience, the property offers off-road parking for one car and a comprehensive bills-inclusive package, allowing for stress-free budgeting.

Situated just a 5-minute walk from the University of Kent, this property is perfectly positioned for those who wish to stay connected to campus life while enjoying the vibrant social scene of Canterbury. Within a

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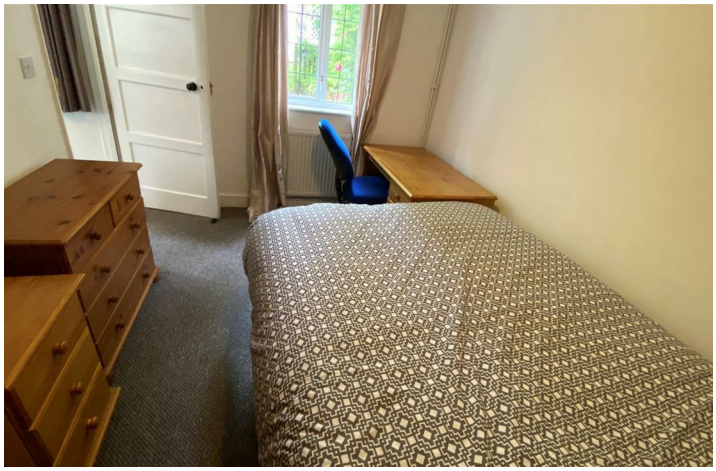
Council Tax Band: D



Kitchen
11'3" x 12'6"
The kitchen features an efficient layout with timber-effect cabinetry and a contrasting dark work surface. Integrated appliances include a built-in oven with a hob above, set into a tiled splashback with a checkered pattern in neutral tones. A white fridge/freezer stands neatly in a recess beside a small built-in storage niche, while a large window and door overlook the garden, filling the space with natural light. The flooring is a warm wood-effect vinyl that complements the cabinetry.

Lounge
10'5" x 20'1"
A cosy, carpeted lounge and dining area offers a comfortable space for relaxation and entertaining. The dining section features a solid wood table with matching chairs positioned near two windows dressed with neutral curtains. The adjoining lounge area is furnished with a mix of leather and fabric sofas arranged around a wooden coffee table. Neutral walls and a large window contribute to a bright and inviting atmosphere, while built-in shelving provides practical storage. Doors lead from the lounge to the hallway and the kitchen, facilitating easy circulation.

Bedroom 1
10'5" x 8'9"
This bedroom is furnished with a double bed and includes a wooden desk and chair, providing a study area by the window. Additional storage is available via a chest of drawers and a wardrobe. Neutral carpeting and light walls create a calm, restful environment, enhanced by natural light from the window dressed with curtains.

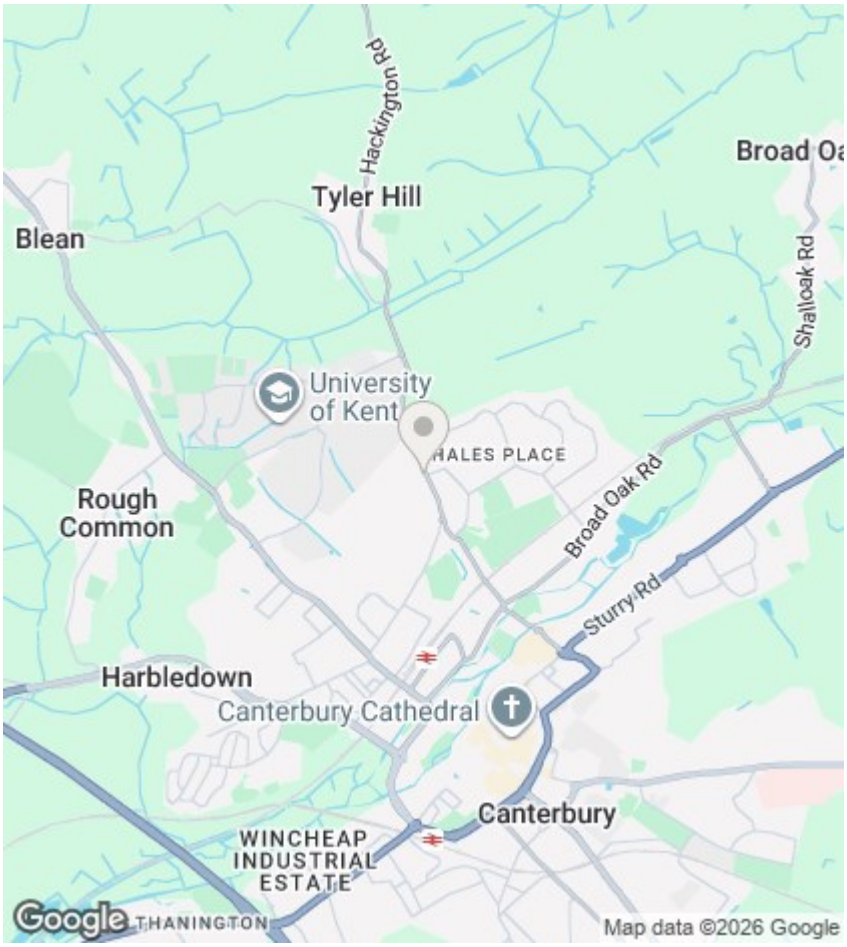
Bedroom 2
11'10" x 12'0"
A well-proportioned bedroom with a double bed, wooden wardrobe and chest of drawers, plus a desk and chair positioned by the window. The carpeted floor and neutral walls provide a tranquil setting, complemented by soft natural light entering through the curtained window.

Bedroom 3
8'4" x 11'2"
This compact bedroom includes a double bed, a wardrobe, chest of drawers and a desk with a chair, positioned close to the window. The room is carpeted in a neutral tone with plain walls, creating a simple and peaceful space.

Bedroom 4
11'2" x 11'3"
A bright bedroom with a double bed, wooden wardrobe, chest of drawers and a desk with chair by the window. Neutral carpeting and pale walls provide a fresh backdrop, complemented by natural light streaming through the curtained window.

Shower Room
The bathroom is fitted with a shower enclosure featuring a glass door and modern chrome fittings, complemented by wall panels with a grey marble effect. A compact basin with a vanity unit sits beside the shower, while a heated towel rail adds functionality. The room is finished with clean white tiles and a window providing natural light and ventilation.

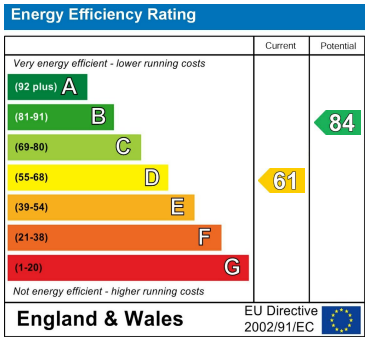
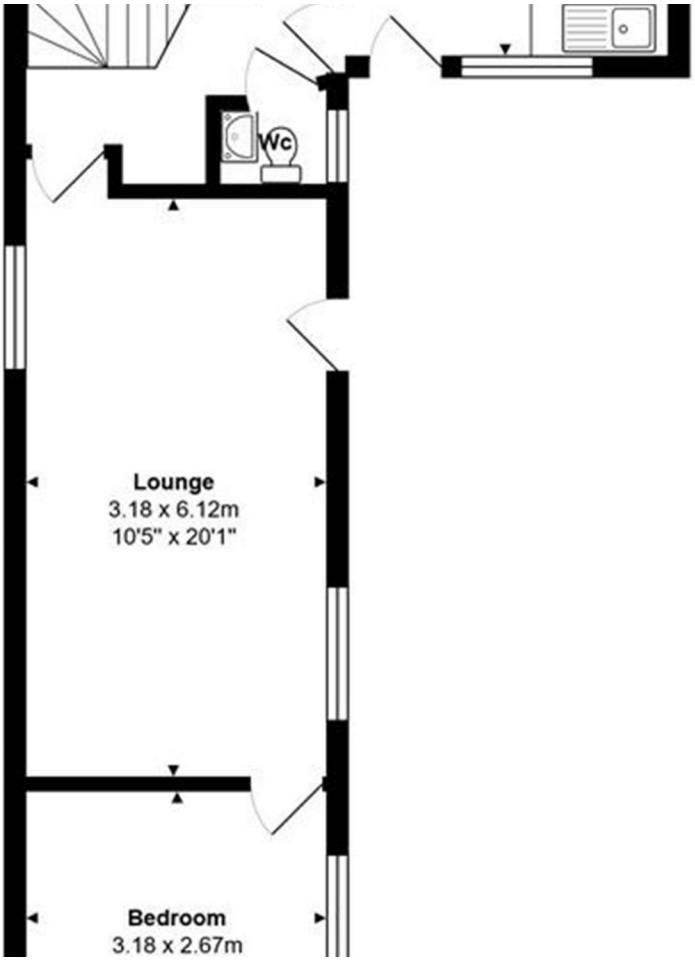
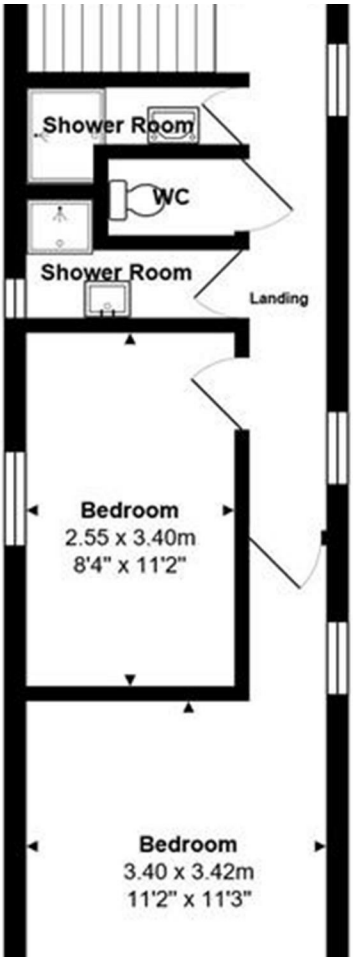
WC
The separate WC is compact and modern with a white close-coupled toilet and a small hand basin. It features a grey splashback above the cistern and has neutral walls and flooring for a clean, fresh look.



Directions

Viewings

Viewings by arrangement only. Call 01227 788088 to make an appointment.

EPC Rating:

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