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student
lettings









23 Beverley Road (1), Canterbury, Kent, CT2 7EN

£708 Per Month

- ONE DOUBLE ROOM AVAILABLE
- BILLS INCLUDED (EXCEPT COUNCIL TAX)
- FURNISHED PROPERTY
- TWO BATHROOMS
- STUDENT HOUSE
- WHITE GOODS INCLUDED
- NO PETS ALLOWED
- LARGE GARDEN

2 Beer Cart Lane, Canterbury, Kent, CT1 2NY
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https://www.caxtons.com/find-a-

23 Beverley Road (1), Kent CT2 7EN

DOUBLE ROOM AVAILABLE - STUDENT HOUSE

Three female tenants looking for a fourth person to join.

Step into a world of Victorian elegance with this beautifully refurbished former family home, now transformed into the ideal student accommodation. This property seamlessly blends historical charm with modern comforts, offering a unique living experience.

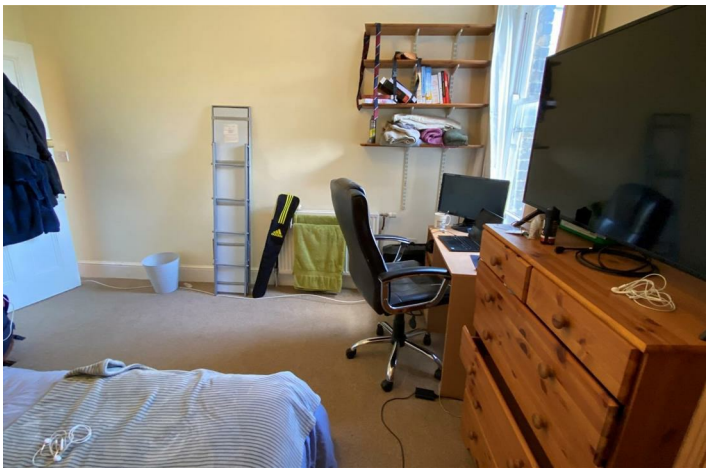
This house features four generously sized double bedrooms, each fully furnished to provide ample space and comfort for a restful study environment. The rooms are designed to maximize natural light and maintain a cosy atmosphere.

The large, well-equipped kitchen is the heart of the home, perfect for both cooking and socializing. It boasts modern appliances, plenty of counter space, and a spacious dining area where you can enjoy meals with housemates. Adjacent to the kitchen is a cosy lounge area, a comfortable space to relax and unwind after a long day of lectures. The lounge retains some original Victorian features, adding to the property`s unique

1 2 1 D

Council Tax Band: D







Bedroom
12'3" x 13'11"
This ground floor bedroom is a generous space filled with natural light from a bay window. It features a traditional style fireplace with a white mantel, adding character to the room. The neutral carpet and walls create a calm and welcoming atmosphere, complemented by wooden wardrobes and drawers providing practical storage solutions.

Bedroom 2
11'1" x 8'9"
This spacious bedroom is softly carpeted and includes a bay window with vertical blinds that brings in plenty of daylight. The room is furnished with wooden wardrobes and chest of drawers, ensuring ample storage. A desk and chair setup by the window make it a practical space for study or work.

Bedroom 3
12'3" x 13'11"
This bedroom offers a cosy yet functional space with a large window and built-in wardrobe. The carpeted flooring and pale wall colour create a neutral and inviting backdrop. There is enough room for a double bed and bedside furniture, making it comfortable for daily living.

Lounge
A welcoming lounge featuring light wood-effect flooring and neutral walls, creating a bright and airy feel. The room comfortably accommodates two leather sofas positioned around a corner, with a large flat-screen TV placed for viewing convenience. A window brings in natural light, enhancing the warm atmosphere.

Kitchen/Breakfast Room
25'2" x 8'9"
This kitchen/breakfast room is fitted with light wood cabinetry paired with dark countertops, offering ample workspace and storage. The layout includes integrated appliances and a tiled floor, making it practical and easy to maintain. A small dining table by the window provides a cosy spot for meals, with additional natural light from a second window and a door leading outdoors.

Shower/Utility Room
The shower/utility room features a compact arrangement with a separate tiled shower cubicle alongside a stacked washer and dryer unit. The space is practical and efficiently designed with a small window providing ventilation and natural light.

Bathroom
The bathroom is fitted with a classic white suite including a basin and a toilet. A window with a blind allows for daylight and privacy, while the room's neutral colour scheme creates a clean and fresh feel.

Hall
The ground floor hallway provides access to other rooms and contains the main staircase leading to the first floor. It has neutral decor and carpet flooring, contributing to the home's welcoming feel.

Rear Garden
This rear garden is bordered by traditional low stone walls and mature hedging, creating a private and secluded outdoor space. It features a neat lawn and a garden shed, ideal for storage. The garden benefits from natural sunlight and a peaceful atmosphere.



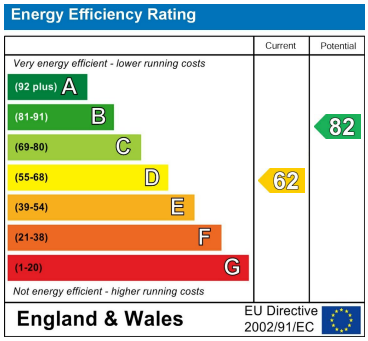
Directions

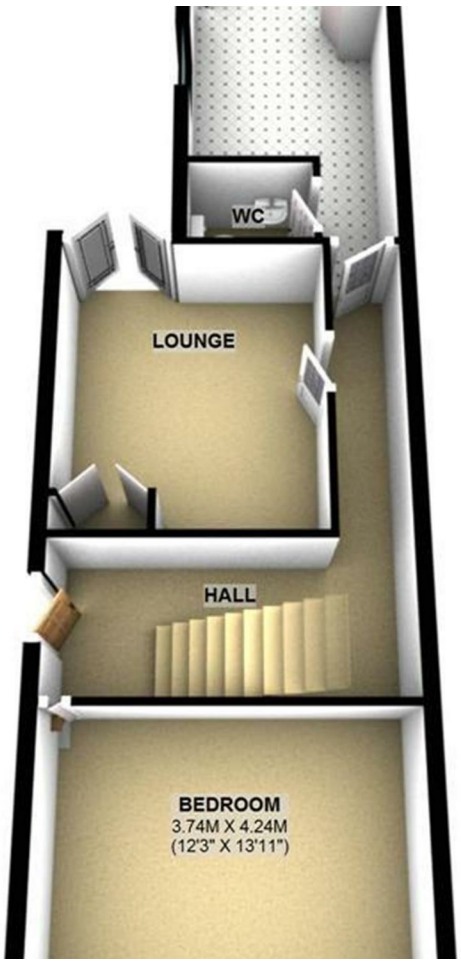
Viewings

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

EPC Rating:

D





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