

## 20 Kirbys Lane, Canterbury, Kent, CT2 8AG

£1,365 PCM

- STUDENT HOUSE
- 3 BEDROOMS
- 1 BATHROOMS
- NO PARKING AVAILABLE
- CLOSE TO UKC & CITY CENTRE
- DOUBLE BEDS
- COURTYARD GARDEN
- FURNISHED PROPERTY

# 20 Kirbys Lane, Kent CT2 8AG

STUDENT PROPERTY 2026/2027 - BILLS INCLUSIVE PRICE - £135.00 PER PERSON PER WEEK \*

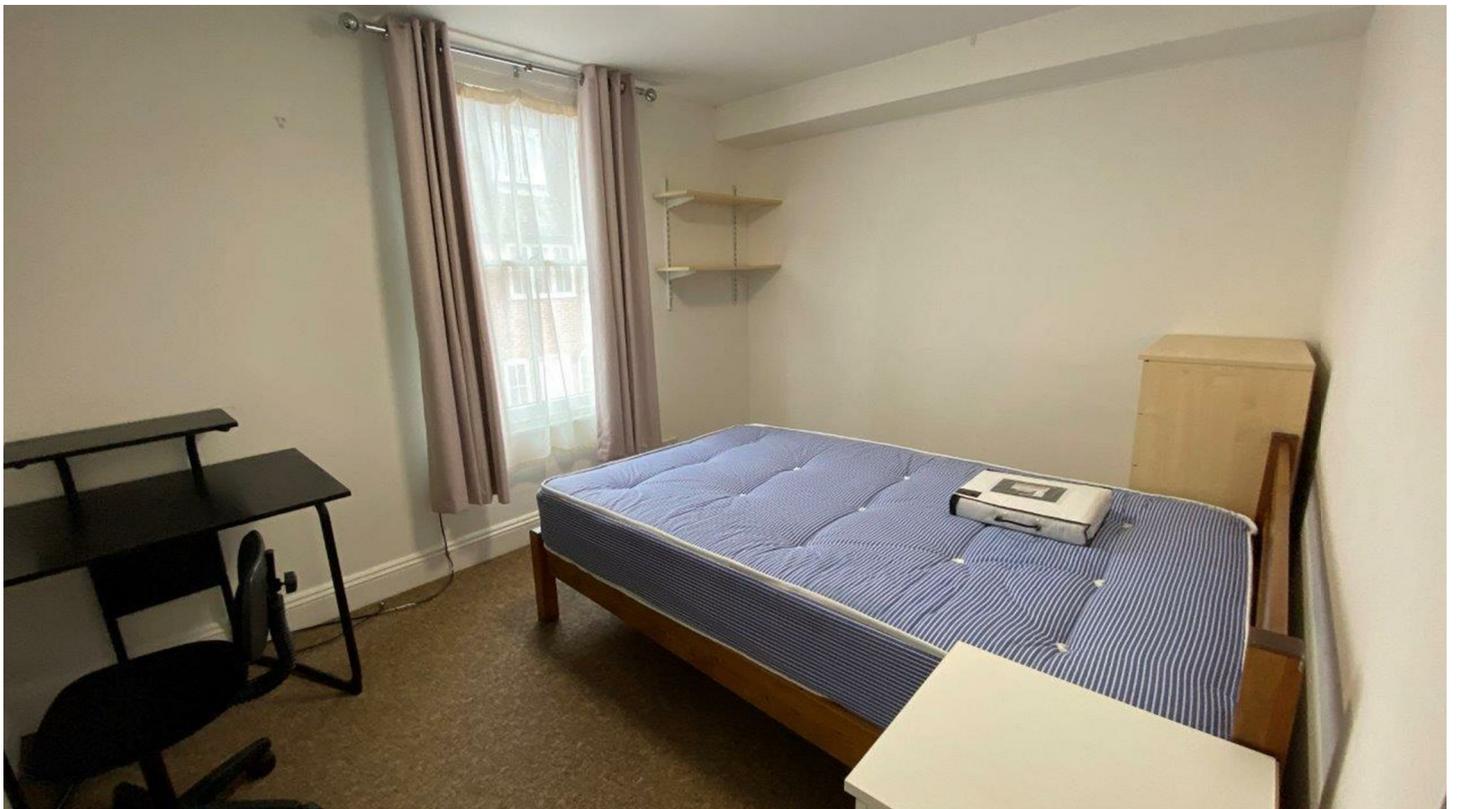
This house is ideally situated within the popular St Dunstan's area of the city, just a short walk from the main high street and Canterbury West railway station. St Dunstans has a direct bus route to UKC and Canterbury Christ Church is within walking distance. The online video tour will take you round the house showing it comfortably furnished in a contemporary style. The lounge has a TV and table and chairs to share a meal at, and the well fitted kitchen opens to the small rear courtyard. Upstairs there is a bathroom with shower over the bath and all the bedrooms are well furnished. Call today for a viewing!

\* Bills inclusive price subject to full occupancy and being let on a 12 month tenancy.

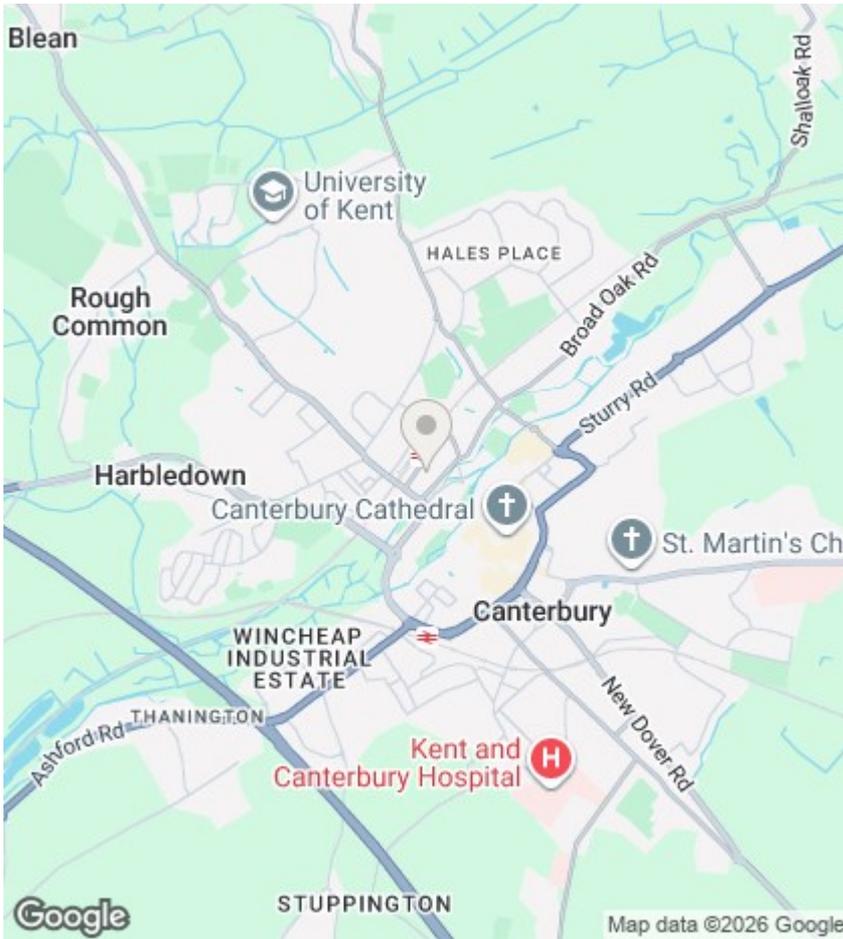
Council Tax band is C.



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) A			93
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	