

**26 St Michaels Road, Canterbury, Kent, CT2 7HG**

**£2,600 PCM**

- STUDENT HOUSE
- FURNISHED PROPERTY
- BILLS PACKAGE AVAILABLE
- 1 BATHROOMS
- MEDIUM GARDEN
- CLOSE TO UKC & CITY CENTRE
- 4 BEDROOMS
- 1 RECEPTION ROOMS
- OFF ROAD PARKING

# 26 St Michaels Road, Kent CT2 7HG

Ideal for: Students, Professional Sharers, or Families

This large house offers flexible living in a popular residential area, sought-after for its excellent location. It's just a short walk to the University of Kent (UKC) and close to the vibrant St Dunstons area with its shops, cafes, and pubs.

Inside, you'll find three generous double bedrooms and one single bedroom, providing flexible accommodation for sharers, students, or a family. The single room could also serve well as a study or home office. A spacious lounge flows into a sizeable conservatory, creating versatile areas for relaxing or socialising. The modern kitchen features a large stove oven/gas hob, dishwasher, and benefits from a separate utility room – perfect for laundry and extra storage.

To the rear, there's a low-maintenance patio garden. A significant plus is the private driveway offering off-street parking for up to 2 cars.

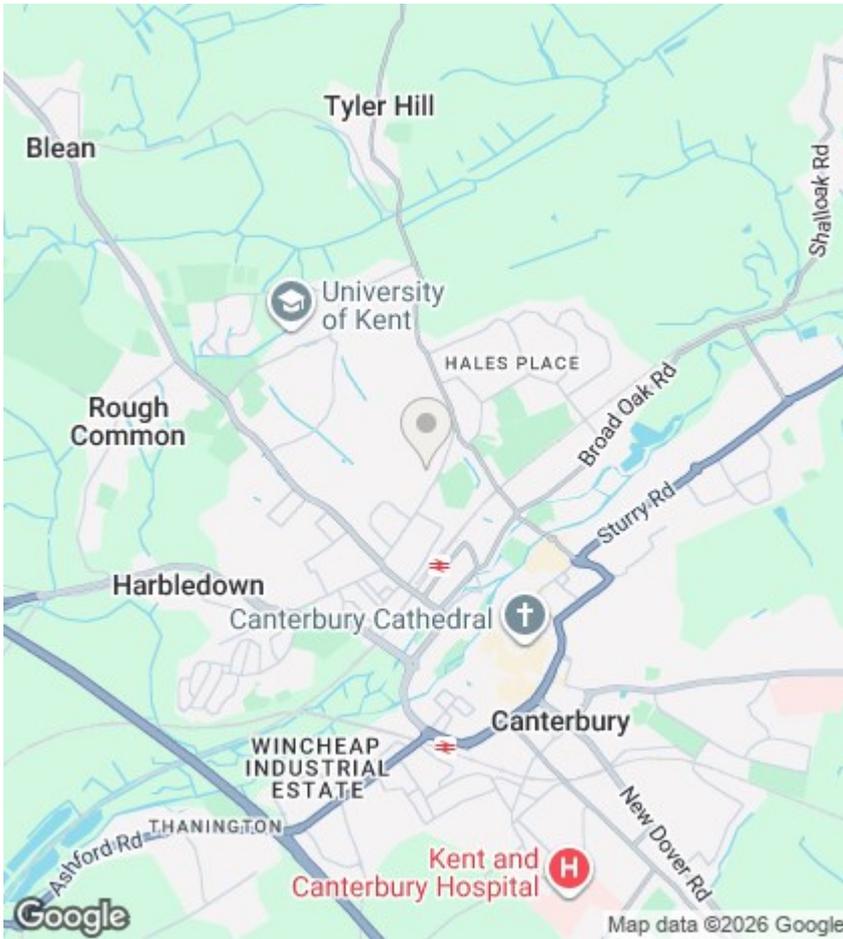
Ideal for: Students, Professional Sharers, or Families



Council Tax Band: D







## 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                                 |  |                         |           |
| (81-91) B                                   |  |                         | 86        |
| (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 |           |