

Sleigh Road
Sturry Canterbury
CT2 0HR

£1,200 PCM

Finn's
82 Castle Street
Canterbury
CT1 2QD
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www.finns.co.uk

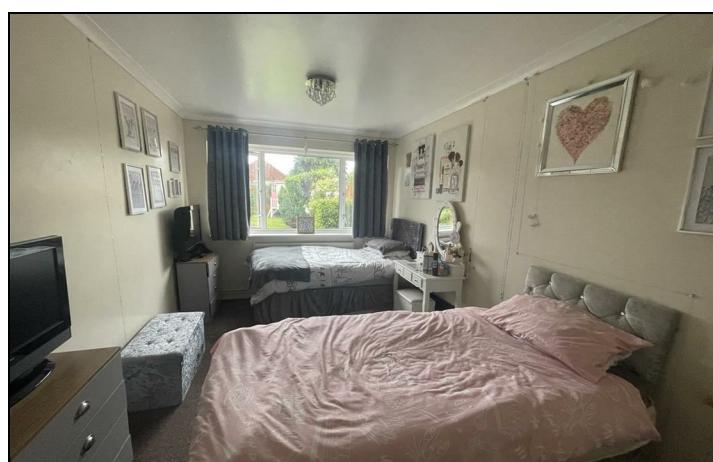


A two-bedroom semi detached bungalow located in the sought after location of Sturry, Canterbury. The property features a bright and airy living/dining room, a galley kitchen and two generously sized bedrooms. Outside the property has a private back garden perfect for entertaining. The property also benefits from gas central heating and an on-block garage. The village of Sturry is located to the east of Canterbury with good bus and rail links into the city centre. Canterbury itself offers two top class universities, public, private and grammar schools and a good array of shops, restaurants and entertainment facilities, plus high-speed rail links to London.

- A two bedrooomed semi detached bungalow
- Secure rear garden
- Excellent bus routes
- Good rail links
- Deposit £1380.00
- Available 26th September 2024
- EPC D
- Council Tax Band C
- One small family pet may be considered



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 55 | 74 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Viewing: By appointment through Finn's, Canterbury
Telephone: 01227 452111

Council Tax: B

Date: These particulars were prepared on: 31st July 2024

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale - some aspects may have changed since they were taken. No person in the employment of Finn's has authority to give any representation or warranty in relation to this property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
01843 848320

