



24 HACKINGTON ROAD
CANTERBURY

£800 PCM

- Refurbished Cottage
- Tyler Hill Location
- Large Rear Garden

- New Kitchen
- Gas Central Heating and Double Glazing

ABOUT

REFURBISHED COTTAGE Miles and Barr are delighted to offer to the rental market this recently refurbished two bedroom end of terrace home, situated in the highly desirable village of Tyler Hill. The ground floor comprises living room leading through to a brand new kitchen/diner which overlooks the rear garden. Upstairs you will find one double bedroom, one single and the family bathroom. It benefits neutral decor throughout, plus DG and GCH. Tyler Hill offers a tight knit community with the 'outstanding' Blean primary school, friendly local pub and a short commute to the city centre and west train station for London commuters. Council tax band C. No smokers. Pets negotiable.

LOCATION

LOCAL AREA

The property is situated within the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORTING AND CULTURAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the Marlowe Theatre, the spectacular Beaney House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

TRANSPORT LINKS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

DESCRIPTION

Lounge 10'4" x 9'4" (3.16 x 2.86)

Kitchen/diner 11'6" x 10'9" (3.51 x 3.30)

Bedroom One 11'6" x 9'5" (3.52 x 2.89)

Bedroom Two 10'10" x 5'5" (3.32 x 1.67)

Bathroom 7'2" x 4'7" (2.19 x 1.40)



14 Lower Chantry Lane, Canterbury, Kent, CT1 1UF
 t. 01227 200600 e. lettingsenquiries@milesandbarr.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

