



6 MONTGOMERY GARDENS
CANTERBURY

£950 PCM

- Modern Family Home
- Two Allocated Parking Spaces
- Kitchen With Some Integrated Appliances

- Master En-Suite Bedroom
- Westbere Edge Location

ABOUT

MODERN FAMILY HOME Miles and Barr are delighted to offer to the rental market this two bedroom end of terrace home situated in the Westbere Edge development. The ground floor accommodation comprises of a hallway leading onto a spacious kitchen with some integrated appliances including an oven/hob, cooker hood, washing machine and dishwasher. In the hallway you will find a storage cupboard and a W.C leading into your lounge with access into the garden via french doors. To the first floor you will find two good size bedrooms, the master is a double sized room with en-suite shower room and built in wardrobes, plus a family bathroom. Outside there is a generously sized south facing garden with and the property also come with two parking spaces directly outside. Council tax band C. No smokers or pets.

LOCATION

Westbere is a charming village situated on the outskirts of Canterbury. There is a friendly and thriving community with local amenities including the village hall, church and popular Ye Olde Yew Tree Inn pub. For dog walkers and nature lovers, the Westbere Lakes provide beautiful scenery and walks.

DESCRIPTION

Lounge 14'4" x 12'7" (4.38 x 3.84)

Kitchen 10'0" x 7'9" (3.06 x 2.37)

WC/Cloakroom

Bedroom One 14'5" x 8'11" (4.40 x 2.72)

En-Suite Shower Room

Bedroom Two 14'4" x 6'6" (4.39 x 2.00)

Bathroom 7'4" x 5'7" (2.24 x 1.72)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

