

155 George Roche Road
Canterbury
CT1 3FF

£1,295.00pcm

Unfurnished

F2114

Finn's
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since 1865



A light and spacious beautifully presented four bedroom end terrace town house
Three double bedrooms and one single bedroom . Downstairs WC. Double
glazed throughout . Gas fired central heating . En suite shower room plus family
bathroom. Garage plus off road parking space.

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**155 George Roche Road
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CT1 3FF**

A light and spacious beautifully presented four bedroom spacious end terrace town house with accommodation arranged over three floors. Ground floor comprising entrance hallway, WC, kitchen / breakfast room, living room, conservatory / dining room. On the first floor there is one double bedroom, a single bedroom and a family bathroom. On the second floor there is the master bedroom with ensuite shower room and a further double bedroom. The property benefits from gas fired central heating and is fully double glazed. Outside there is an off road parking space on the driveway and to the side leads to an attached single garage. To the rear there is an attractive fully enclosed garden which is terraced on two levels and laid to lawn.

Accommodation comprises (approximate measurements):

Inner Hallway

Wood effect light oak Karndean flooring, wall mounted radiator. Door to -

Downstairs WC

WC, hand basin and wall mounted radiator with thermostatic control, ceiling mounted air extraction unit. Door to -

Kitchen/Breakfast Room 16' 11" x 7' 11" (5.15m x 2.41m)

Wood effect light oak Karndean flooring, wall mounted radiator with thermostatic control, range of white high gloss fronted wall and base units with chrome handles and walnut wood effect work surfaces, single drainer stainless steel sink with mixer tap, built in four burner stainless steel gas hob with matching fan assisted electric oven and stainless steel canopy hood over, (fridge/freezer, washer dryer and dishwasher can be provided by separate negotiation), UPVC double glazed sash windows to front and side, ceiling mounted extractor fan. Door from entrance hall into -

Living Room 13' 6" x 12' 11" (4.11m x 3.93m)

Fitted carpet, two wall mounted radiators each with thermostatic controls, television and telephone point, UPVC double glazed windows to rear plus French doors leading into conservatory/dining room. French doors into:-

Conservatory/Dining Room 12' 0" x 7' 8" (3.65m x 2.34m)

Wood effect light oak Karndean flooring, UPVC double glazed windows to side and rear with French doors leading onto small patio and into garden, UPVC double glazed roof, lighting and wall mounted electric thermostatic controlled panel heater.

STAIRS TO FIRST FLOOR (large landing area)

Door from landing into -

Bedroom One - Double Bedroom to Rear 12' 4" x 12' 11" (3.76m x 3.93m)

12'4" x 12'11". Light and spacious room with fitted carpet, wall mounted radiator with thermostatic control, two UPVC double glazed windows to rear. Door from landing into -

Family Bathroom 6' 9" x 6' 3" (2.06m x 1.90m)

White bathroom suite comprising bath with handheld shower mixer, basin and WC. The bath has a fully tiled surround, wall mounted radiator with thermostatic control, Karndean tile effect flooring, obscured UPVC double glazed sash window to side, wall mounted extraction unit. Door from landing into -

Bedroom Two - Single Bedroom to Front 11' 1" x 6' 3" (3.38m x 1.90m)

Fitted carpet, wall mounted radiator with thermostatic control, UPVC double glazed sash window to front.

Bedroom Three - Double Bedroom to Front 11' 9" x 9' 3" (3.58m x 2.82m)

Fitted carpet, wall mounted radiator with thermostatic control, UPVC double glazed sash window to front enjoying distant views over open countryside, built in cupboard housing pressurised hot water cylinder with wooden slatted shelving above and loft hatch giving access to loft space (not inspected). Door from landing into -

Master Bedroom 15' 4" x 12' 11" (4.67m x 3.93m)

Fitted carpet, wall mounted radiator with thermostatic control, television aerial point and telephone point, UPVC double glazed sash window to rear. Door into -

En Suite Shower Room 7' 6" x 4' 8" (2.28m x 1.42m)

Double sized fully tiled shower cubicle with glass sliding doors and thermostatic shower fitted on raiser rail, pedestal hand basin, low level WC, wall mounted radiator with thermostatic control, ceiling mounted air extraction fan unit, Karndean tile effect flooring



OUTSIDE to front

To Front: There is a blocked paved road leading to the property. There is tarmac driveway allowing off road parking for one vehicle plus additional parking in the single attached garage which has an up and over door, power and lighting. The garage has a rear pedestrian access door. Garages measures 17'2" x 9'1". There is a water tap for car washing inside the garage and a pathway to the side of the garage and side gate giving access to the rear garden. There is an attractive small shrub boarder in front of the house.



OUTSIDE to Rear

The rear garden is fully enclosed by close board fencing and is terraced on two levels



Energy Performance Certificate

155, George Roche Road, CANTERBURY, CT1 3FF
 Dwelling type: End-terrace house Reference number: 8692-7138-0280-8174-1922
 Date of assessment: 24 August 2012 Type of assessment: SAP, new dwelling
 Date of certificate: 28 August 2012 Total floor area: 111 m²

Use this document to:

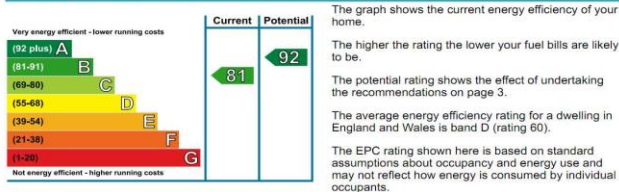
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,473
Over 3 years you could save	£ 150

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 183 over 3 years	
Heating	£ 960 over 3 years	£ 966 over 3 years	
Hot Water	£ 285 over 3 years	£ 174 over 3 years	
Totals	£ 1,473	£ 1,323	You could save £ 150 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£8	£ 39
2 Solar water heating	£4,000 - £6,000	£ 111
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 666



Rent	£1,295.00 per calendar month, exclusive of all utility bills
Deposit	A Deposit of £1,793.00 will be payable. This is refundable without interest at the end of the tenancy, provided there is no loss or damage.
Lease	Assured Shorthold tenancy of six/twelve months (twelve months preferred)
Good Faith Deposit	A Good Faith Deposit (a minimum of £300.00) will be required in order to secure the property as explained in the attached Tenants Information Sheet
Compulsory Fees Payable	A fee of £300.00 plus V.A.T. will be payable to the Agents as part costs of preparing the Tenancy Agreement. Should a Guarantor be required in order to process your application an additional charge of £60.00 plus VAT will be payable Should a renewal of your tenancy be subsequently agreed, our administration charge for renewing the tenancy (irrespective of the length of term agreed) will be £100.00 inc VAT
Right to Rent	Before allowing a tenant to live in one of our rental properties, it is now required by law that we carry out checks to ensure that you are allowed to rent in the UK. We do this by checking that you have the valid documentation, such as an EU passport or valid working VISA. In most cases, we will simply require a copy of your UK passport. If this is not possible, a combination of other documentation may be acceptable. For further information, please contact a member of our staff.
Viewing	By appointment with the CANTERBURY office of FINN'S (Tel: 01227 452111) once we are in receipt of a completed registration form
Local Authority	Canterbury City Council – Council Tax Band E
Special Conditions	Available January 2018 No smokers, no pets, no Housing Benefit

Agent's Note: Messrs. FINN'S (1865) Ltd for themselves and for vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. FINN'S (1865) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

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