

Nightingale Cottage, High Street, Elham, Canterbury, Kent, CT4 6SX

£2,000 PCM

EPC RATING: D

**Holding
Deposit
£461.00**

Located in the picturesque village of Elham you will find this substantial contemporary and bright four bedroom family home. The property benefits from a generous garden adjoining farmland and enjoying far reaching countryside views to the rear. There is also a garage approached over a driveway providing off road parking. EPC RATING = D



Situation

The accommodation comprises

Ground floor

Entrance

Snug

15' 8" x 9' 11" (4.78m x 3.02m) being open plan to:

Dining room

15' 11" x 10' 8" (4.85m x 3.25m) with wide walk through opening to the:

Impressive Kitchen

16' 10" x 11' 7" (5.13m x 3.53m)

Living room

15' 1" x 13' 1" (4.60m x 3.99m)

Office

7' 5" x 7' 4" (2.26m x 2.24m)

Store room

Side porch

First floor

Landing

Bedroom one

15' 1" x 13' 1" (4.60m x 3.99m) with door to:

En suite shower room/WC

Bedroom two

16' 1" x 12' 7" (4.90m x 3.84m)

Bedroom three

11' 1" x 9' 0" (3.38m x 2.74m)

Bedroom four

10' 0" x 8' 11" (3.05m x 2.72m)

Bathroom

Outside

Attractive Frontage and driveway

Garage

15' 11" x 9' 9" (4.85m x 2.97m)

Rear garden

Holding Deposit

If you wish to apply for this property then you will be required to pay a Holding Deposit which is equal to 1 weeks rent to reserve the property while your referencing takes place. Please ask our staff for further details of other fees which may become payable during the lifetime of your tenancy.

Council Tax Band

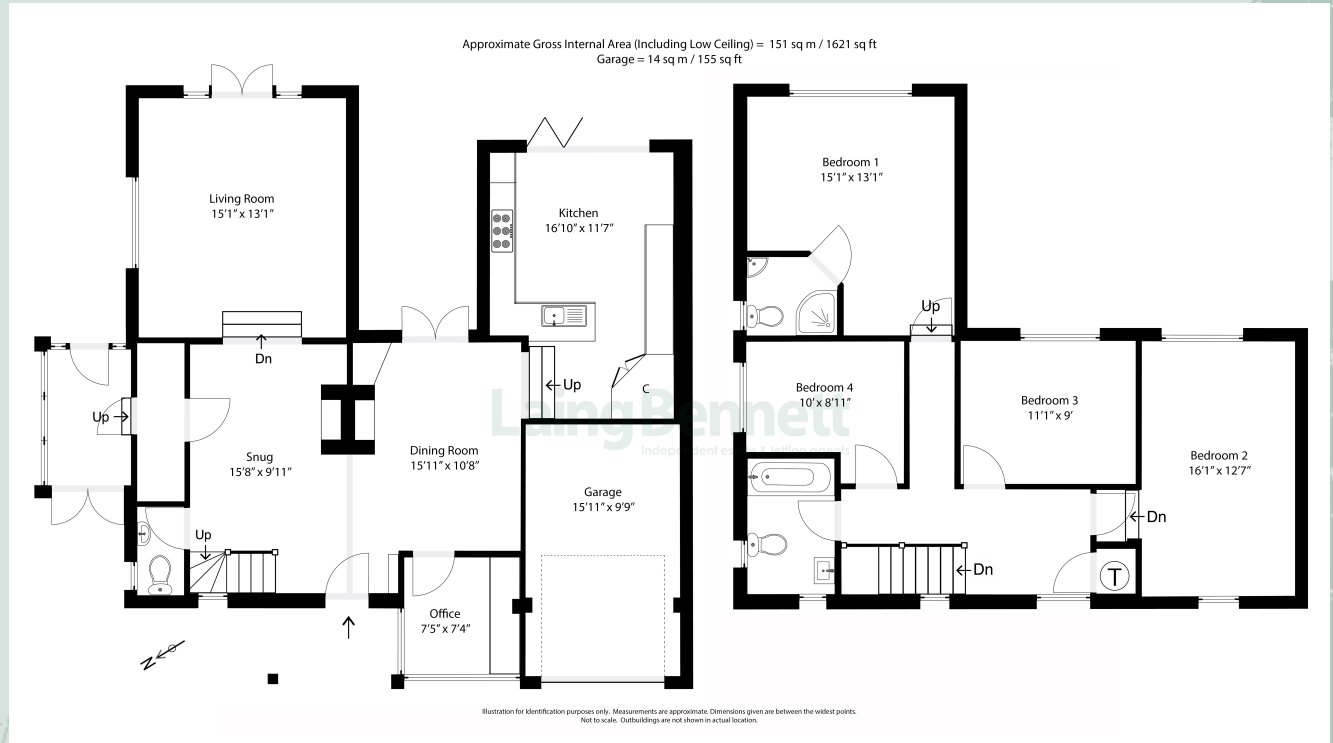
Folkestone & Hythe - Band F

Heating

Oil

Deposit

£2307.00





Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.