



GUILDCREST ESTATES



8 Knowlton Walk, Canterbury CT1 1HN







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## Knowlton Walk, Canterbury CT1 1HN

**£270,000**

**\*\*Guide Price £270,000 - £290,000\*\*** Located in a popular area in Canterbury, this end terrace house provides a generous 980 sq. ft. of living space and is an ideal choice for families or buyers looking for a well-presented home close to the city. Offering three good-sized bedrooms, the property combines space, comfort and practicality in a sought-after location.

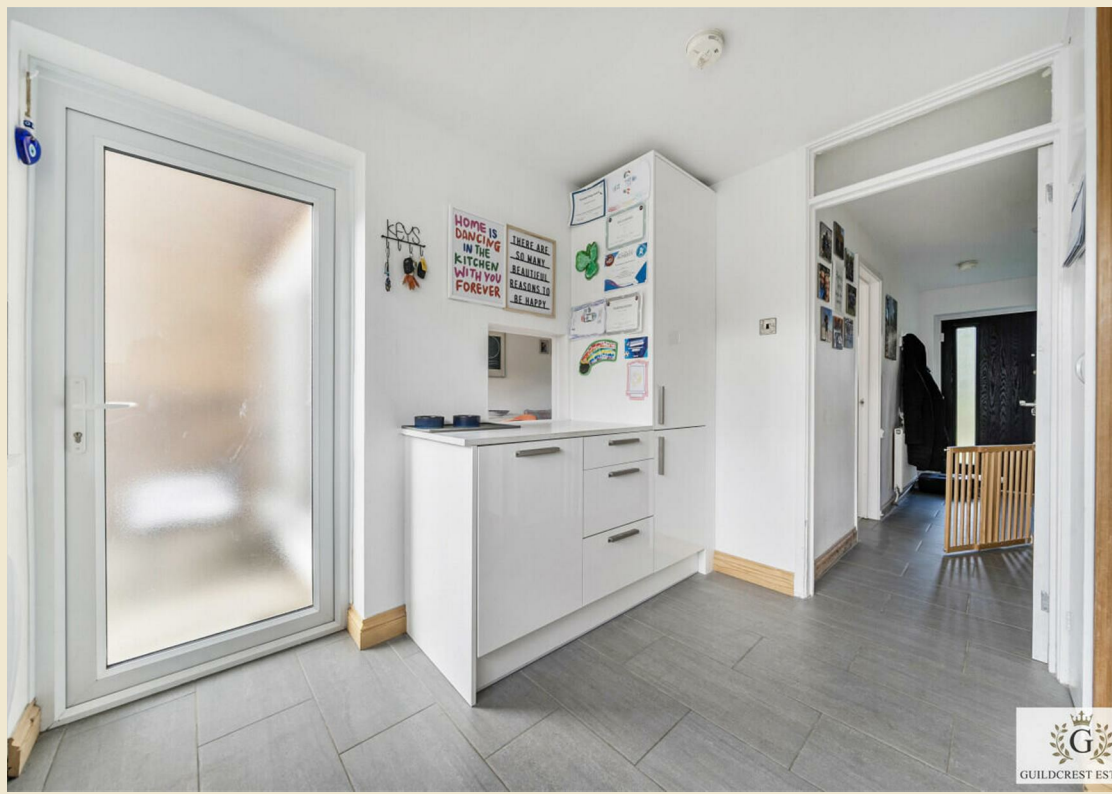
The interior has been recently updated, with a new high spec fitted kitchen, modern bathroom and brand new double glazing throughout, while the tasteful décor throughout makes the home ready to move straight into. The layout flows well, offering a comfortable living environment with plenty of natural light.

Set in a peaceful position on Knowlton Walk, the property enjoys a sense of privacy while still being within easy reach of Canterbury city centre. Here, you'll find a wide variety of shops, restaurants and cultural attractions, all just a short walk away.

Well maintained and conveniently located, this is a fantastic opportunity to secure a home that balances quiet living with excellent access to the vibrant heart of Canterbury.







- Reception Room**  
18'8" x 14'4" (5.68 x 4.38 m)
- Kitchen / Breakfast Room**  
10'10" x 9'6" (3.29 x 2.90 m)
- Bedroom 1**  
14'6" x 9'11" (4.42 x 3.03 m)
- Bedroom 2**  
12'4" x 8'5" (3.75 x 2.56 m)
- Bedroom 3**  
9'6" x 8'11" (2.89 x 2.73 m)
- Bathroom**
- WC**
- Rear Garden**





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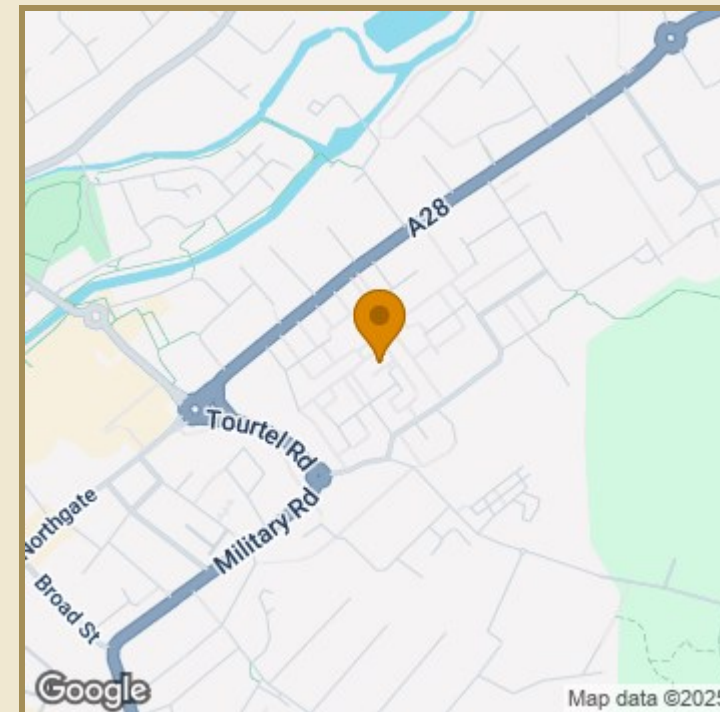
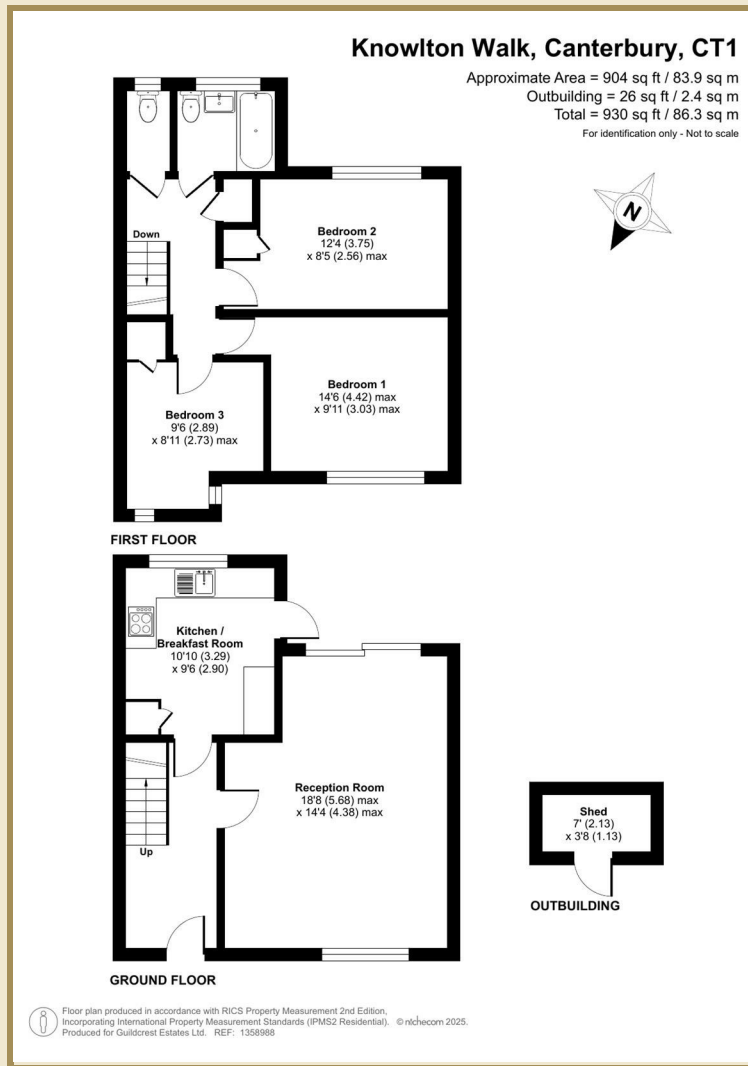
## Key Features

- 3 bedrooms, secluded location
- New modern kitchen and double glazing throughout
- Tastefully decorated throughout
- End terrace house, 930sq ft
- Walking distance to Canterbury
- Vibrant city life nearby
- Well-maintained property
- Secluded yet accessible
- Ideal family home
- Viewing recommended

## Important Information

Freehold  
House - End Terrace  
980.00 sq ft  
Council Tax Band C  
EPC Rating C

£270,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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