



Connells

Baldock Road
Canterbury



Property Description

Situated in the sought after Royal parade development Baldock Road is a charming three bedroom, mid-terrace property that boasts both modern comforts and traditional character.

This home features a welcoming entrance hall with cloakroom and storage cupboard, leading to a spacious living area, perfect for family gatherings or entertaining with French doors leading into the garden. Off the entrance hall is a stylish modern kitchen diner, ideal for enjoying meals with loved ones. Flooded with natural light.

Upstairs, you'll find two generously sized bedrooms, each infused with natural light, and built in storage and a well-appointed family bathroom. On the second floor is the master bedroom with Velux Windows and Ensuite shower room.

The private garden offers ample outdoor escape, perfect for summer barbecues or quiet evenings, with access leading to private parking and a garage. Situated close to local amenities, schools, and picturesque parks, this property is ideal for families and professionals alike. With excellent transport links to London and beyond, Baldock Road combines convenience with a tranquil residential lifestyle, making it an exceptional opportunity for any discerning buyer seeking a delightful home in a vibrant community.

Entrance Hall

Storage cupboard.

Cloakroom

4' 7" x 5' 9" (1.40m x 1.75m)

WC and wash hand basin

Lounge

15' 7" x 10' 7" (4.75m x 3.23m)

French doors to garden.

Kitchen

11' 2" x 8' 4" (3.40m x 2.54m)

Gas hob, dishwasher, washing machine and boiler.

Bedroom One

16' 6" x 15' 9" (5.03m x 4.80m)

Velux windows, two built in wardrobes and access to Ensuite

Ensuite

Shower cubicle, velux window and extractor fan.

Bedroom Two

15' 7" x 10' 6" (4.75m x 3.20m)

Built in cupboard.

Bedroom Three

8' 4" x 9' 6" (2.54m x 2.90m)

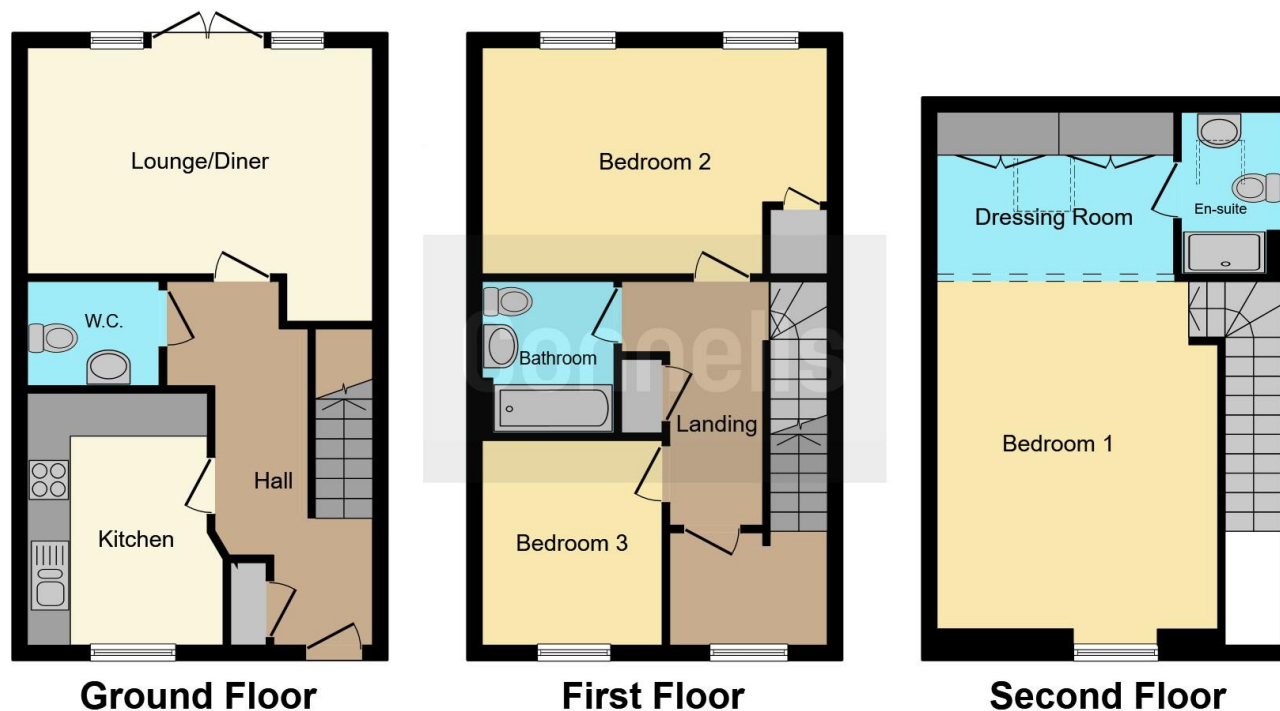
Bathroom

Bath with shower over, WC, wash hand basin and extractor fan.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01227 764 720
E canterbury@connells.co.uk

29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/CBY406119



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBY406119 - 0011