



GUILDCREST ESTATES



61 George Roche Road, Canterbury CT1 3FF



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George Roche Road, Canterbury
CT1 3FF

£1,600 Per month

Located in the sought-after area of George Roche Road, Canterbury, this delightful end-terraced house offers an excellent blend of modern living, comfort and versatility. Built in 2006 and extending to approximately 1,302 sq ft, the property provides generous accommodation ideal for families, professionals or those looking for a flexible home.

Upon entering, you are welcomed by an entrance hall leading to the versatile ground floor. Here, you will find a convenient shower room, a third bedroom that could also be used as a home office or study, and a living room opens directly onto the patio garden, creating a wonderful space for relaxing, entertaining and enjoying the outdoors.

The first floor features a contemporary kitchen and dining area, finished with elegant granite worktops and integrated appliances. This stylish and practical space is ideal for both everyday family life and entertaining guests. Also on this floor is a second reception room, which could easily be converted into an additional bedroom if required, providing excellent flexibility to accommodate changing needs.

The second floor is dedicated to comfortable bedroom accommodation. The master bedroom

benefits from its own en-suite bathroom, offering a private and peaceful retreat. There is also a well-appointed family bathroom and a further double bedroom.

Situated in a popular area of Canterbury, the property combines spacious and adaptable accommodation with convenient access to the city's rich history, vibrant culture and amenities.



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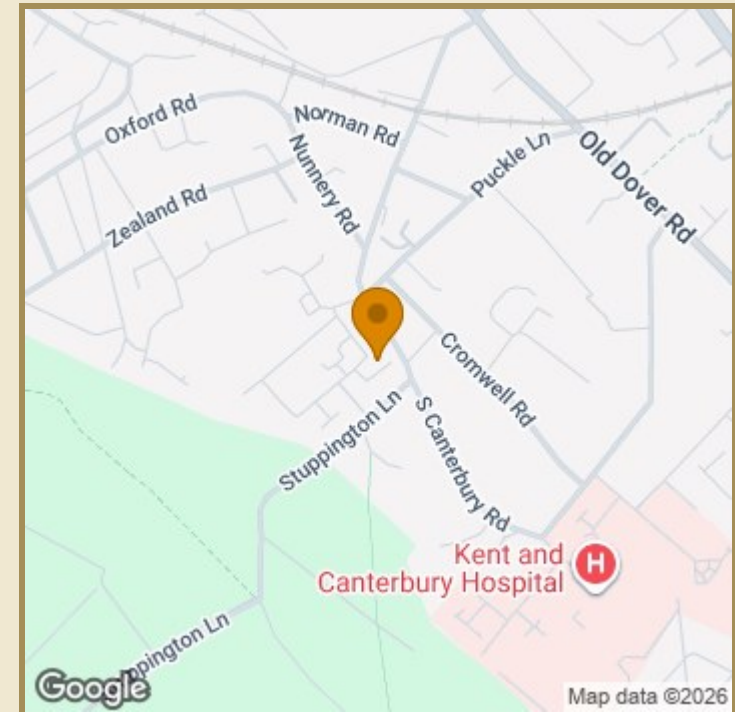
Key Features

- Versatile property
- Integrated white goods
- Sought after location
- Allocated parking bay
- Ground floor garden access
- Master bedroom with ensuite

Important Information

House - Terraced
1302.00 sq ft
Council Tax Band E
EPC Rating C

£1,600 Per month



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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		
	79	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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