



GUILDCREST ESTATES



26 Talavera Road, Canterbury CT1 1TQ







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## Talavera Road, Canterbury CT1 1TQ

**£83,750**

25% Shared Ownership

Situated on Talavera Road in the sought-after city of Canterbury, this modern three-bedroom end-terrace home offers stylish and comfortable living, ideal for families and professionals alike. Built in 2019, the property benefits from a contemporary design throughout.

Upon entering, you are welcomed by a spacious entrance hallway. To the left, there is a modern fitted kitchen complete with integrated appliances, providing both practicality and a sleek finish. To the rear, the bright and inviting reception room offers an excellent space for relaxing or entertaining, with French doors opening directly onto the garden.

Upstairs, the property comprises three well-proportioned bedrooms, each benefiting from ample natural light, alongside a thoughtfully designed family bathroom.

Externally, the home features a private garden and the rare advantage of allocated parking for two vehicles, adding further convenience to this already appealing property.

Shared Ownership Information:

Monthly Rent: £729.44  
Service Charge: £44.29  
Buildings Insurance: £16.98  
Total Monthly Cost: £790.71

This fantastic home presents an excellent opportunity to step onto the property ladder in a desirable location.

### Reception Room

15'8" x 14'5" (4.78 x 4.40)

### Kitchen

11'3" x 8'10" (3.42 x 2.69)

### Bedroom 1

13'5" x 10'2" max (4.08 x 3.10 max)



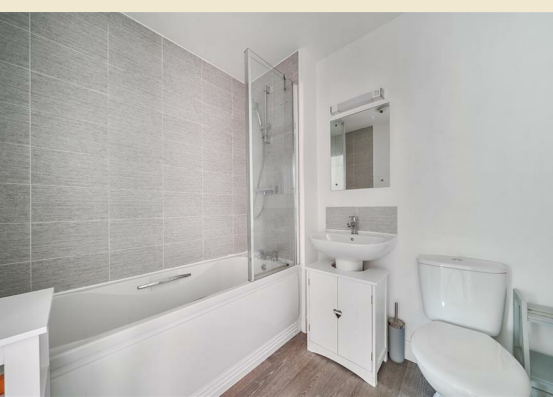




**Bedroom 2**  
11'7" x 7'4" (3.52 x 2.24)



**Bedroom 3**  
11'1" x 8' (3.37 x 2.45)





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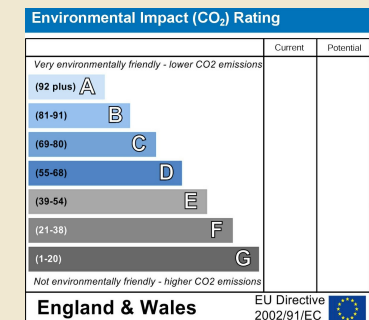
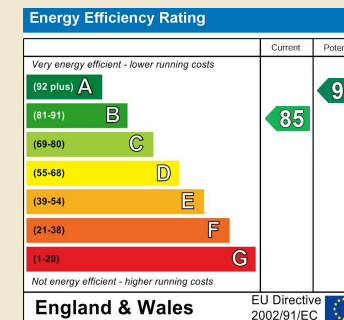
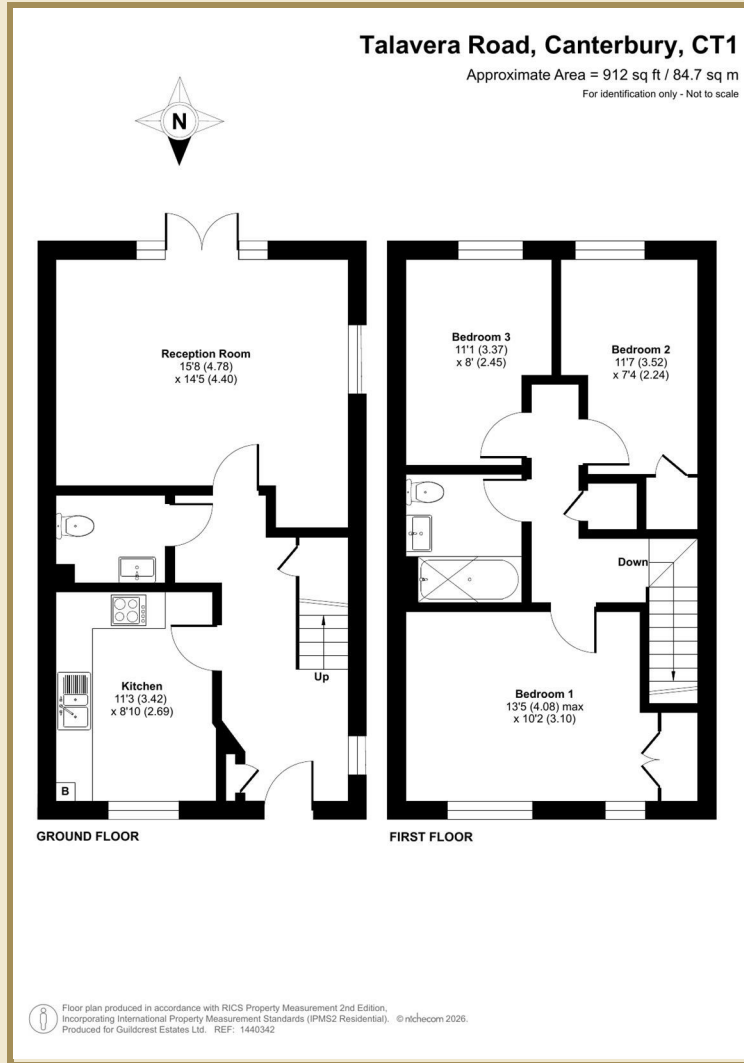
## Key Features

- 3 spacious bedrooms
- Modern end terrace house
- Built in 2019
- 1 well-appointed bathroom
- 25% Shared Ownership
- 2 allocated parking spots
- Option to buy 100% share through staircasing

## Important Information

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

£83,750



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