GUILDCREST ESTATES

31 Baldock Road, Canterbury CT1 1XH

3 2 1

GUILDCREST ESTATES

Baldock Road, Canterbury CT1 1XH

£360,000

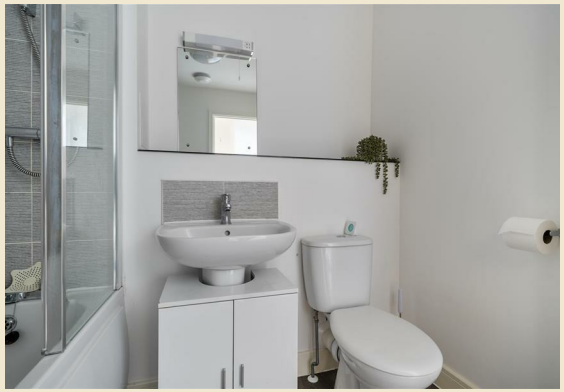
Nestled on Baldock Road in the charming city of Canterbury within 10 minute walk to city center, this modern mid-terrace house offers a fantastic blend of contemporary living, generous accommodation and a welcoming community atmosphere.

Built in 2019, this well presented three-bedroom home is arranged over three floors, providing a versatile and spacious layout ideal for families, first-time buyers or those looking for additional living space.

Upon entering, you are welcomed into a bright and airy reception room, creating a comfortable space to relax and entertain. The modern layout continues throughout the property, with two bathrooms providing excellent convenience for everyday family life.

The first floor offers two well-proportioned bedrooms, while the entire top floor is dedicated to the impressive master bedroom. This generous private space provides plenty of room for a large bedroom suite and additional furniture, while also offering the exciting potential to create a luxurious en-suite, with plumbing already available to facilitate the installation.

Outside, the property benefits from a low-maintenance garden, providing a pleasant



private space to enjoy without the upkeep associated with a larger garden. The property also benefits from off-street parking for two vehicles, a highly desirable feature.

Call us now to arrange your viewing to avoid missing out!

Council Tax Band D
Leasehold - 120 Years remaining
Mains water, sewer, electricity and gas with gas central heating
Fixed wireless broadband

GUILDCREST ESTATES

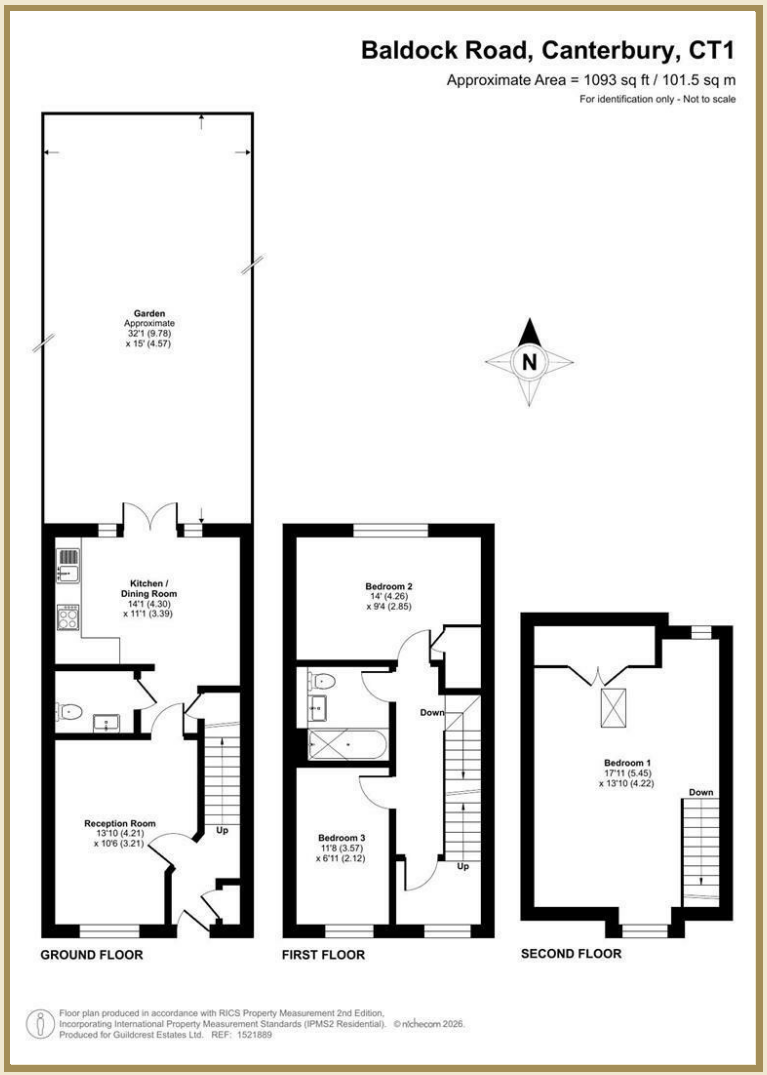
Key Features

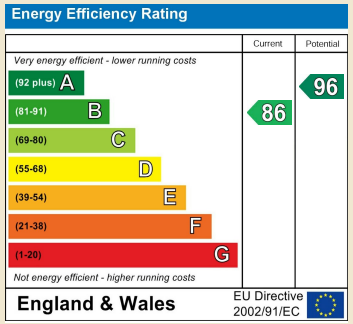
- Desirable Canterbury location
- Modern three-bedroom mid-terrace house
- Spacious master bedroom occupying the entire top floor
- Off street parking for 2 cars
- Low maintenance private garden
- Ideal for first-time buyers or families
- Open plan kitchen/diner with separate living
- Plumbing in place for potential en-suite
- Family bathroom upstairs and downstairs cloakroom

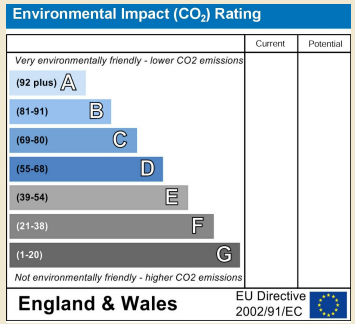
Important Information

Leasehold
House - Mid Terrace
sq ft
Council Tax Band D
EPC Rating B

£360,000







01227 696000 www.guildcrestestates.co.uk
24 Lower Bridge Street, Canterbury, Kent CT1 2LG

Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.