



GUILDCREST ESTATES



50 Baldock Road, Canterbury CT1 1XH



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Baldock Road, Canterbury CT1 1XH

Guide price £350,000

Guide Price £350,000 - £375,000 A beautifully presented three-bedroom home built in 2021, offering close to 1,000 sq ft of modern living space in a sought-after Canterbury location.

The ground floor features a bright and welcoming reception room together with a contemporary, fully integrated kitchen complete with double oven, gas hob, dishwasher, washing machine and fridge freezer. High-quality LVT flooring runs throughout, combining style with practicality.

Upstairs, the principal bedroom enjoys the benefit of a private ensuite shower room. Two further well-proportioned bedrooms are served by a separate family bathroom, fitted with a bath and shower over.

Outside, the property includes a garage, driveway parking and a private rear garden, ideal for outdoor entertaining or for families with children to enjoy.

Positioned within easy reach of local amenities, transport links and Canterbury's historic city centre, this home offers modern comfort in a prime setting.

Kitchen / Dining Room
16'7 x 14'8 (5.06 x 4.47)





Reception Room
13'11 x 13'4 (4.23 x 4.06)

Bedroom 1
11'0 x 9'10 (3.35 x 2.99)

Ensuite

Bedroom 2
12'11 x 7'0 max (3.94 x 2.13 max)

Bedroom 3
8'6 x 9'1 (2.60 x 2.83)



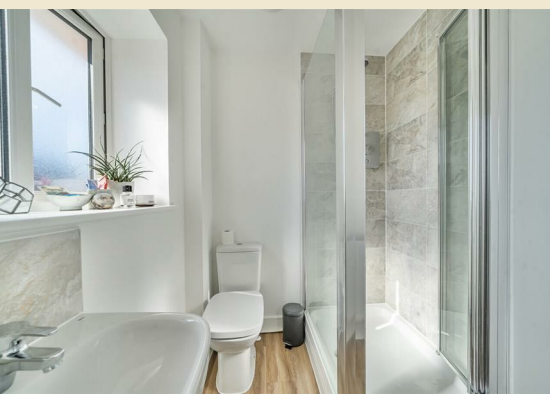
Bathroom

Hallway

Cloakroom

Rear Garden

Garage
19'11 x 9'10 (6.08 x 3.00)





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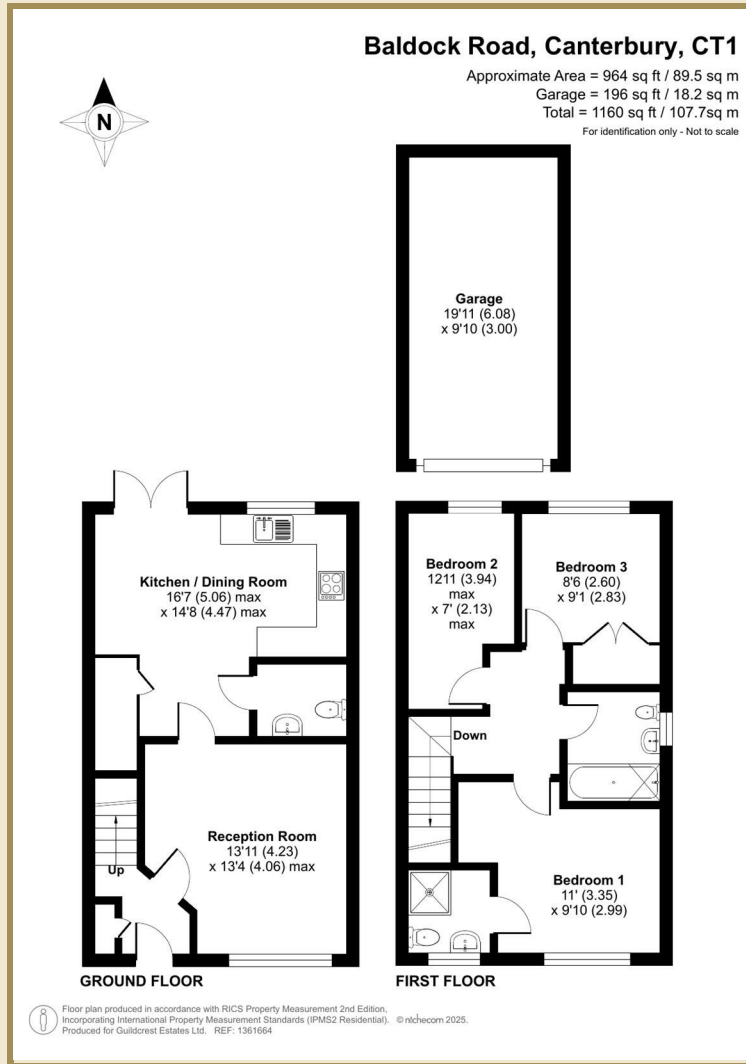
Key Features

- Three spacious bedrooms
- Luxury LVT vinyl flooring throughout the ground floor
- Modern en-suite to the master bedroom
- Contemporary kitchen with integrated appliances
- Private rear garden, ideal for entertaining or families
- Built in 2021
- Garage and driveway parking
- Sought-after location on Baldock Road
- Close to Canterbury city centre and local amenities

Important Information

Freehold
House - Semi-Detached
1160.00 sq ft
Council Tax Band D
EPC Rating B

£350,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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