



GUILDCREST ESTATES



14 Realmwood Close, Canterbury CT1 1GY



2



1



1

Realmwood Close, Canterbury CT1 1GY

Offers over £270,000

Located in the popular Realmwood Close in Canterbury, this beautifully presented two-bedroom mid-terrace home offers a perfect blend of modern design and comfortable living. Built in 2016, the property is ideal for first-time buyers, small families, or those seeking a stylish, low-maintenance home.

Upon entering, you are welcomed into a bright entrance hall, with the contemporary kitchen positioned to the left and a convenient downstairs cloakroom to the right. To the rear of the property, a spacious reception room provides a warm and inviting setting, perfect for both relaxing evenings and entertaining guests.

The modern kitchen is well-appointed with integrated appliances, offering both practicality and a sleek finish, making meal preparation effortless and enjoyable.

Upstairs, the property offers two well-proportioned bedrooms, thoughtfully designed to maximise space and comfort, along with a modern family bathroom.

Externally, the home benefits from a charming private garden, an ideal space to unwind, entertain, or enjoy warmer days. To the front, there is allocated parking, adding further convenience.





This attractive home presents a wonderful opportunity to enjoy contemporary living within easy reach of Canterbury's vibrant city centre, amenities, and transport links.





GUILDCREST ESTATES

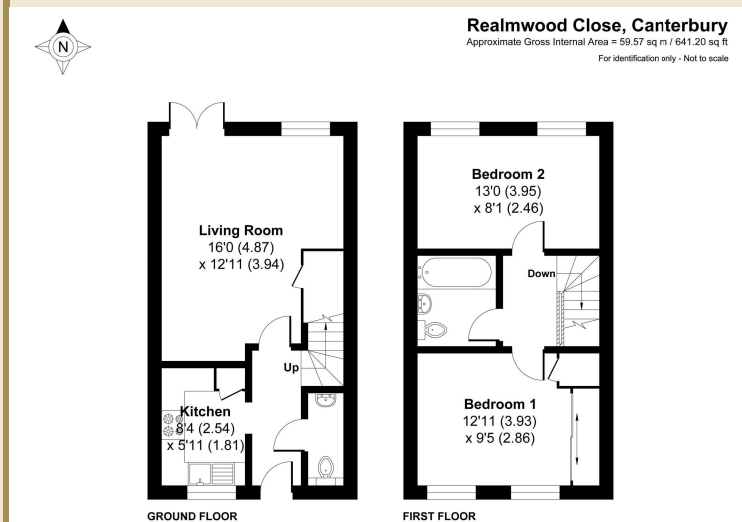
Key Features

- CHAIN FREE
- Modern mid-terrace house
- Allocated parking available
- 2 large double bedrooms
- Lovely garden space
- Integrated kitchen appliances
- Built in 2016
- Close to Canterbury amenities
- Easy access to transport links

Important Information

Freehold
House - Mid Terrace
641.00 sq ft
Council Tax Band C
EPC Rating B

£270,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	
(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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.