GUILDCREST ESTATES

8 Woods Ley, Ash, Canterbury CT3 2HF

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Offers in excess of £248,000

Situated in the popular area of Woods Ley, Ash, Canterbury, this well-presented mid-terrace house offers comfortable and modern living, making it an ideal choice for first-time buyers, couples, or small families.

The property features two generously sized double bedrooms and a spacious reception room to the rear of the house, creating a welcoming space for relaxing or entertaining. The living room flows through to the conservatory, which enjoys views over the garden and provides additional living space filled with natural light.

To the front of the property, the newly refurbished kitchen has been thoughtfully designed to combine style and practicality, offering ample storage and workspace for everyday living.

Outside, the rear garden provides an enjoyable outdoor space with the added benefit of rear access, perfect for those seeking convenience and ease of maintenance. The property also benefits from parking for one vehicle and a garage located within a nearby block, offering valuable additional storage.

Located in a quiet residential setting, the home is within easy reach of local amenities, schools, and a nearby park, making it well

suited to a variety of buyers. Further benefits include an updated boiler and heating system, helping to ensure comfort and efficiency throughout the year.

Overall, this attractive home offers a wonderful combination of modern improvements, practical living space, and a convenient village location.

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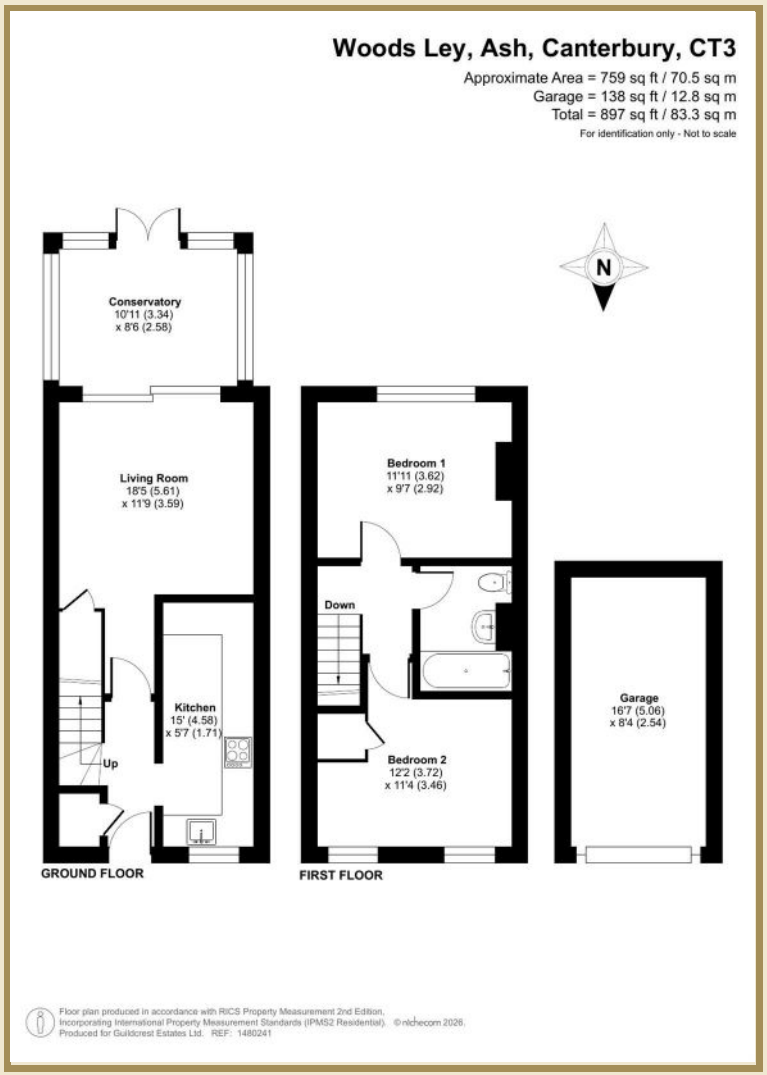
Key Features

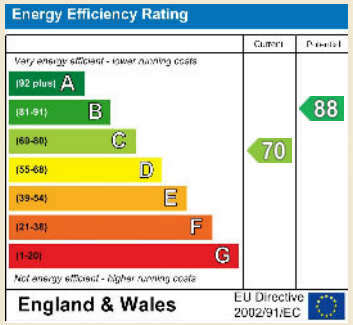
- 2 double bedrooms
- Terraced house
- Garage on bloc
- Newly furbished kitchen
- Garden with back access
- Village location

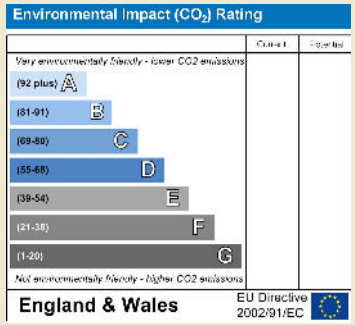
Important Information

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

£248,000







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