GUILDCREST ESTATES

31 Baldock Road, Canterbury CT1 1XH

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£360,000

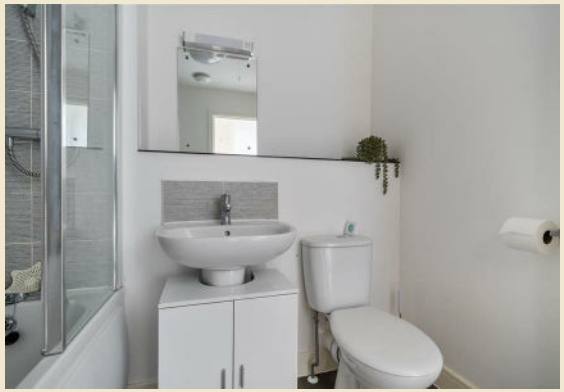
Nestled on Baldock Road in the charming city of Canterbury within 10 minute walk to city center, this modern mid-terrace house offers a fantastic blend of contemporary living, generous accommodation and a welcoming community atmosphere.

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

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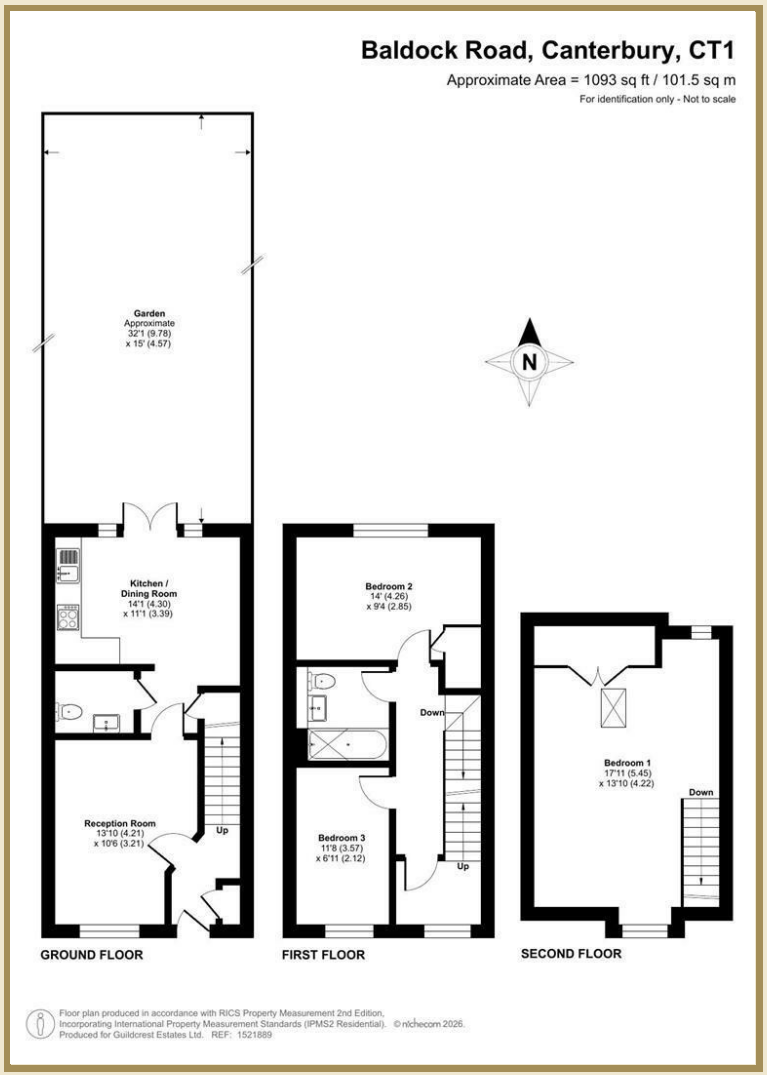
Key Features

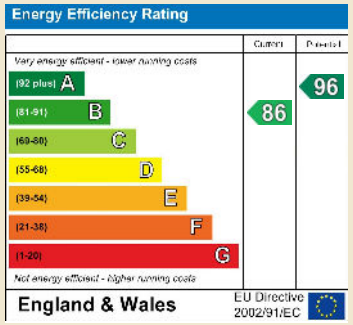
- Desirable Canterbury location
- Modern three-bedroom mid-terrace house
- Spacious master bedroom occupying the entire top floor
- Off street parking for 2 cars
- Low maintenance private garden
- Ideal for first-time buyers or families
- Open plan kitchen/diner with separate living
- Plumbing in place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

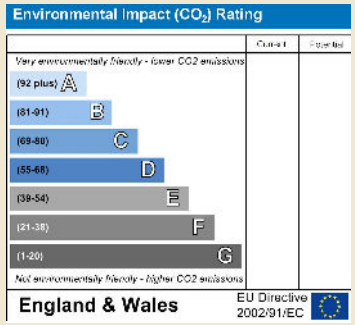
Important Information

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

£360,000







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