



GUILDCREST ESTATES



51 Cheney Road, Minster CT12 4BG



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Cheney Road, Minster CT12
4BG

£299,950

Prepare to be impressed by a modern end terrace house in the desirable village of Minster. Deceptively spacious and immaculately presented, this perfect family home comprises entrance hall with W.C, large lounge/diner and French doors opening to an impressive conservatory extension. This is not a mere addition to the property but has been integrated into family life as a lounge/snug area, however, it would also make a fantastic play/craft room, office space or dining room for larger gatherings. The pleasant garden views are an extra benefit if you want to shut yourself away to sit and relax with a cuppa.

The hub of the home is undoubtedly the open plan kitchen/breakfast/dining room, enriched with modern, contemporary wall and base mounted cabinets, work surfaces and kitchen tiles. Offering integrated appliances, this is the ideal kitchen for entertaining as well as every day family life and can be accessed via the hallway or conservatory.

First floor accommodation comprises three bedrooms in total with the main bedroom benefiting from an en-suite shower room and integrated wardrobes. The two remaining bedrooms are a good size and a modern family bathroom recently decorated and laid with new flooring completes the upstairs space.





The rear garden is low maintenance, laid mainly to lawn with raised flower beds and allows access to the driveway at the side via a secure gate. Outside to the front is a low maintenance garden, a driveway for one car sits to the side and an additional allocated parking space is close by.

The village of Minster is bustling with restaurants, shops and public houses. There is a reputable primary school and park close by and a Minster has a railway station which connects to Ramsgate and Canterbury West, with fast rail to London St Pancras. Access to link roads make an easier commute to Canterbury, Whitstable or beyond.

FTTP
Council Tax C
EPC C





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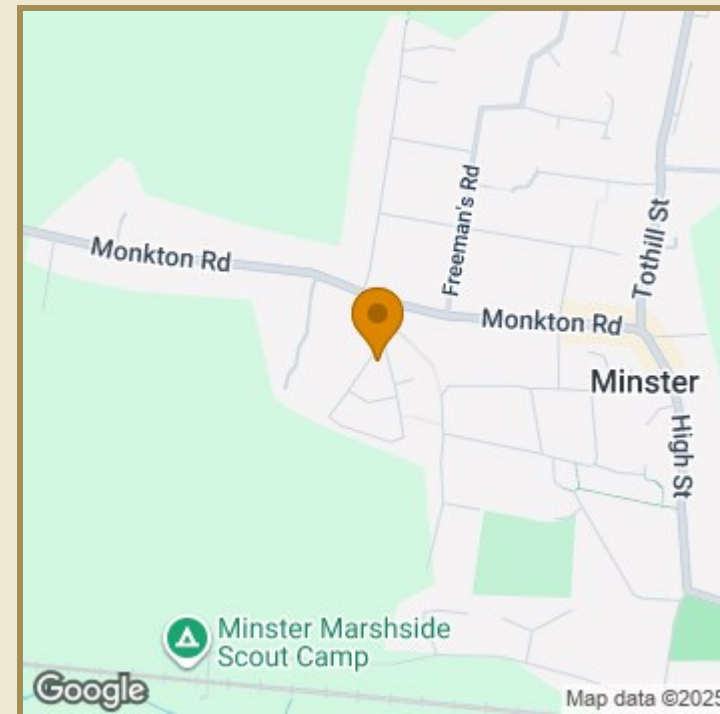
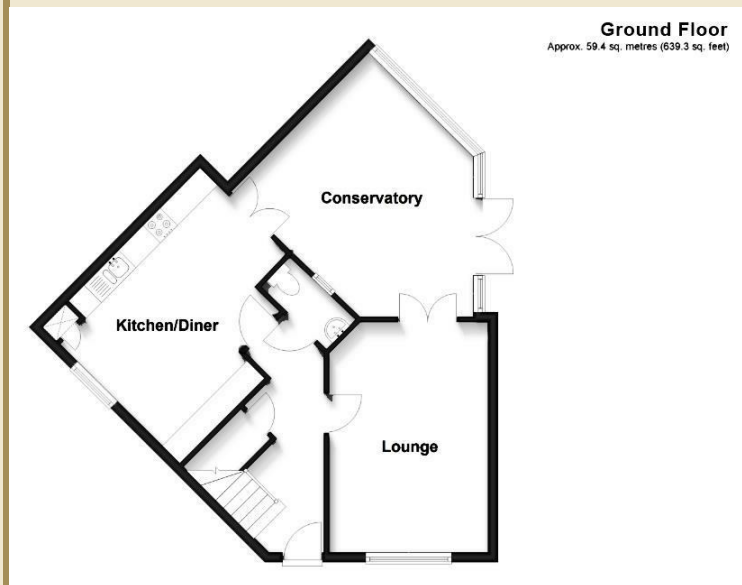
Key Features

- Modern, contemporary home
- Three bedroom end terrace
- Driveway & additional allocated parking
- Fabulous modern kitchen/diner
- En-suite off main bedroom
- Downstairs W.C
- Conservatory extension
- Immaculately presented throughout
- Low maintenance garden
- Popular village location

Important Information

Freehold
House - End Terrace
904.18 sq ft
Council Tax Band C
EPC Rating C

£299,950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	
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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