



GUILDCREST ESTATES



14 Realmwood Close, Canterbury CT1 1GY





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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.



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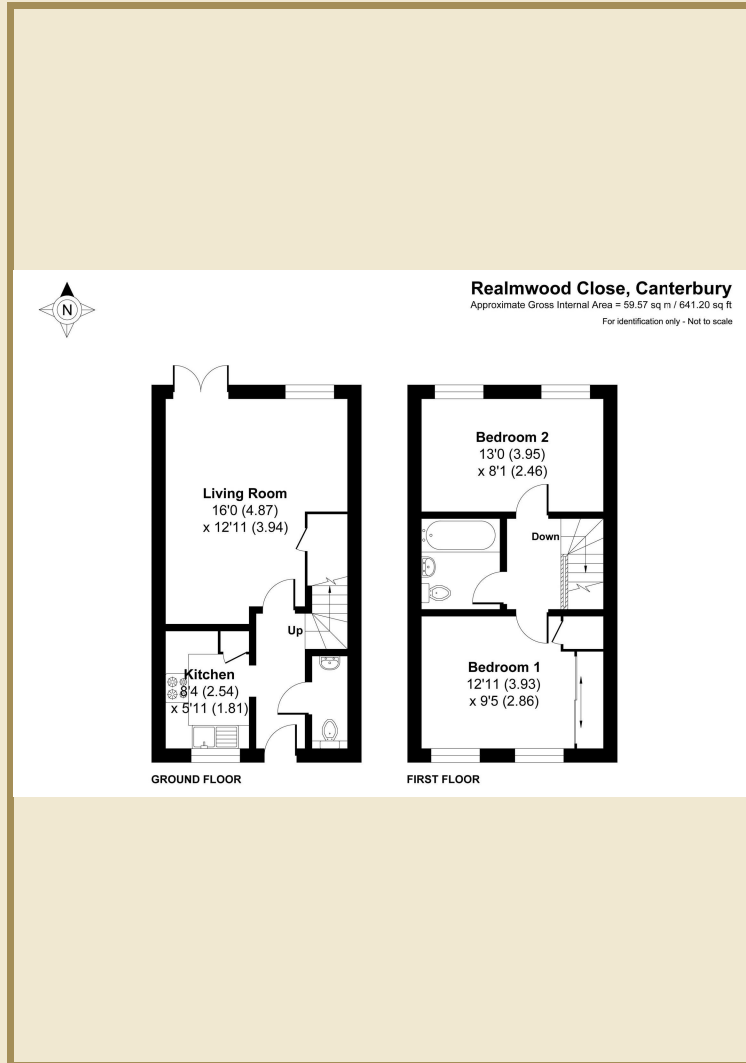
Key Features

- 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			
(82 plus) A			
(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			
(82 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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