



GUILDCREST ESTATES



10 Princess Avenue, Canterbury CT1 1GH



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Princess Avenue, Canterbury  
CT1 1GH

**Guide price £340,000**

Guide Price \*\*\*£340,000 - £360,000\*\*\*

Located in the popular area that was once the old army barracks, this modern three-bedroom semi-detached home, built in 2020, offers a stylish, low-maintenance living space. With about 980 sq. ft inside, it feels comfortably spacious without being too big, making it an ideal choice for easy, contemporary living.

The spacious hallway leads through to the main living areas, creating a nice flow for everyday life and entertaining. Upstairs, there are three generous bedrooms, including a main bedroom with fitted wardrobes and an en suite shower room. The second double bedroom also has a fitted wardrobe, and there's a modern family bathroom with a bath and shower over, ideal for busy households.

The kitchen is a real plus point, fitted with a gas hob, electric oven, integrated dishwasher, fridge freezer and washing machine.

Outside, you'll find an enclosed rear garden that's easy to enjoy and look after, with side access leading to the garage. There's also driveway parking for two cars.

All in all, this is a smart, well-designed home in a sought after part of Canterbury, is a great option if you're looking for modern living in a convenient, residential setting, with the added benefit of being close to Canterbury's universities, highly regarded schools and excellent hospital facilities.

**Hallway**







**Living / Dining Room**  
16'7 x 13'7 max (5.06 x 4.14 m max)

**Kitchen**  
11'3 x 10'8 max (3.44 x 3.25 m max)

**Bedroom 1**  
11'1 x 11'1 (3.38 x 3.38 m)

**Bedroom 2**  
13'8 x 7'1 max (4.16 x 2.17 m max)



**Bedroom 3**  
9'3 x 7'9 (2.83 x 2.37 m)

**Bathroom**

**Ensuite**

**Rear Garden**

**Garage**  
20'1 x 9'11 (6.11 x 3.02 m)



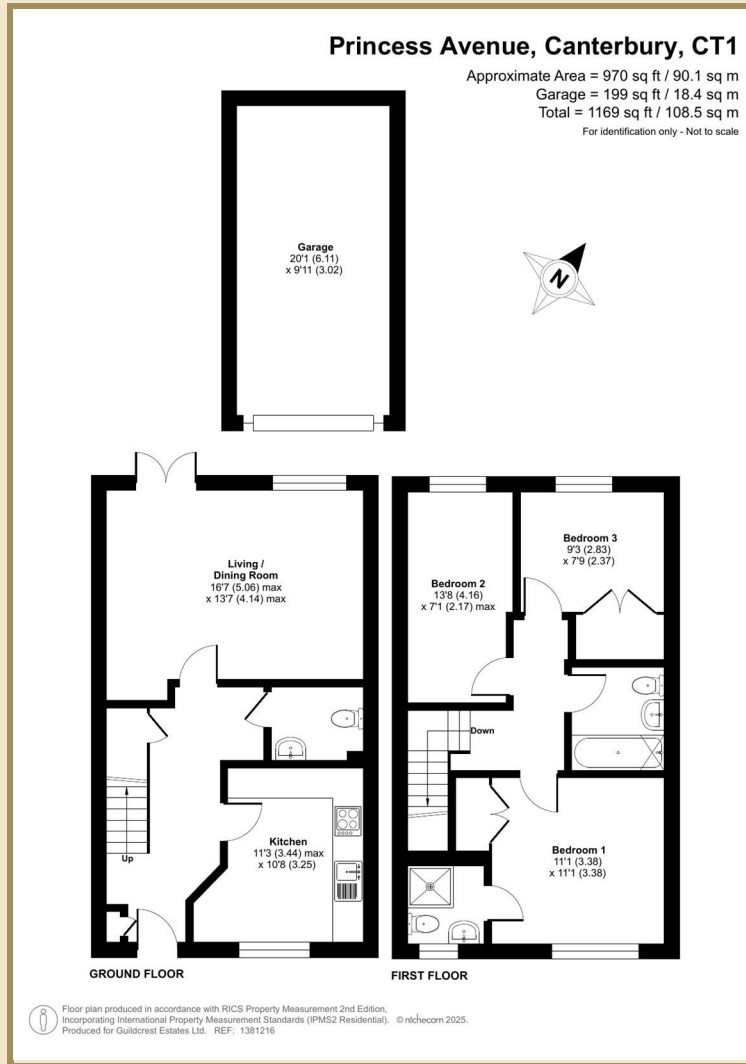
## Key Features

- 3 bed semi-detached house
- Built in 2020
- Master with en-suite shower
- Fitted wardrobes in 2 bedrooms
- Upgraded Integrated kitchen appliances
- Enclosed garden with side access
- Garage and driveway parking
- Close to Canterbury amenities

## Important Information

Freehold  
 House - Semi-Detached  
 979.52 sq ft  
 Council Tax Band D  
 EPC Rating B

£340,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>85</b>
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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