



GUILDCREST ESTATES



63 Baldock Road, Canterbury CT1 1XH



2



2



1

Baldock Road, Canterbury CT1
1XH

Guide price £300,000

GUIDE PRICE £300,000-£325,000

Situated on Baldock Road, this contemporary end-of-terrace home offers an excellent standard of modern living. Constructed in 2021, the property presents a bright and welcoming interior.

To the front of the property is a separate, well-proportioned living room, providing a comfortable and private space to relax. The ground floor also benefits from a convenient cloakroom. To the rear, a spacious open-plan kitchen and dining area features elegant Amtico flooring and a modern fitted kitchen with integrated appliances. Patio doors from the dining area open directly onto the garden.

The first floor offers two generously sized double bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room. The second bedroom is large and suitable for guests or family use.

Externally, the property enjoys a private rear garden along with two allocated parking spaces to the rear, a valuable feature in this sought-after location. Baldock Road is well positioned for access to local amenities, schools, and excellent transport links, making it an attractive option for professionals, couples, and small families alike.

Overall, this stylish home presents a fantastic opportunity to secure a modern property in Canterbury, combining contemporary design, practical living spaces, and convenient parking.





Living Room
13'2 x 12'2 ft (4.0 x 3.71 m)

Kitchen / Dining Room
15'6 x 9'4 ft (4.73 x 2.84 m)

Bedroom 1
14'0 x 12'1 ft (4.26 x 3.68 m)

Bedroom 2
15'6 x 8'3 ft (4.73 x 2.51 m)

Bathroom

Rear Garden





GUILDCREST ESTATES

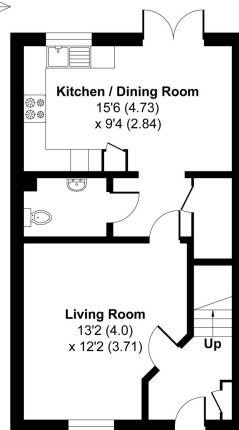
Key Features

- Amtico flooring in kitchen
- End of terrace house
- 2 allocated parking spaces
- 2 large double bedrooms
- En-suite to master bedroom
- Integrated kitchen appliances
- Built in 2021

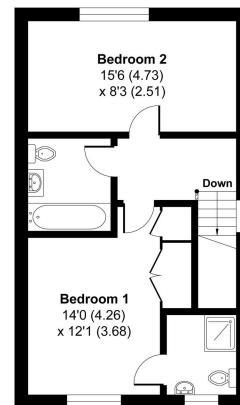
Important Information

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

£300,000



GROUND FLOOR



FIRST FLOOR

Baldock Road, Canterbury

Approximate Gross Internal Area = 80.13 sq m / 862.51 sq ft
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(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		
(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		



01227 696000 www.guildcrestestates.co.uk

24 Lower Bridge Street, Canterbury, Kent CT1 2LG



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.