



# Montgomery Gardens, Westbere, Canterbury

Guide Price £300,000 Freehold

3 bedroom end-terraced house for sale

## Description

This Three Bedroom Modern End of Terrace House is ideally located in a quiet cul-de-sac in the popular village of Westbere in Canterbury. This lovely home is only 5 years old and has been built to a very high standard, there is also over 5 years left on the new build warranty. This location is ideal for first time buyers and couples, you can easily get into the City Centre from here and there is also a good range of local shops, pubs and supermarkets within easy reach of the property. The modern cul-de-sac is quiet and well laid out, there is a park where the children can play and a good secondary school just over the road. As soon as you cross the threshold to this property, you will feel instantly at home, the hallway is huge and is very bright with feature grey wooden flooring. The modern integrated Kitchen/Diner has a full range of appliances, this includes a dishwasher, washing machine, oven, hob and extractor hood. There is plenty of space for a full size table for dining and the room has dual aspect sunlight. The living room is also full of sunshine with French doors leading out onto the garden and loads of space to chill out after a busy day, there is also a downstairs toilet. Upstairs the property has three good sized bedrooms, the master has an En-Suite shower room and there is a three piece modern family bathroom. Outside the house has a driveway to the front for 2 cars and there is an additional space to the side for another vehicle too, so you have off road parking for 3 cars with this modern property. The rear garden is lovely and has been landscaped by the current owner, there is an area of artificial grass and some colourful plants



and shrubs, there is also a shed with power and light and side access with a walled surround. EARLY VIEWING ADVISED

Council Tax Band: C  
Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden

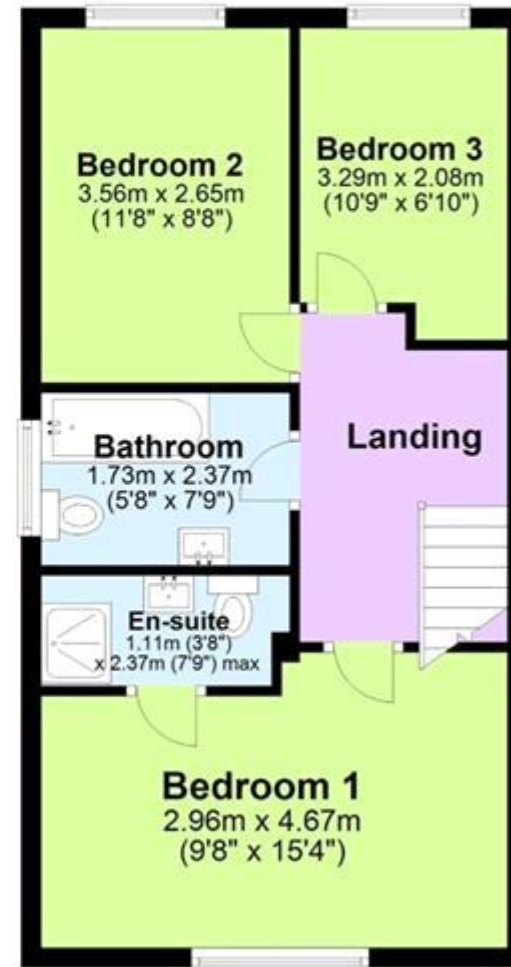
**Tenure**  
Freehold



## Ground Floor



## First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>86</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>		

Viewing by appointment only  
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