



Guide Price

£415,000

Freehold

3x  2x  3x 

**Nunnery Fields,
Canterbury, Kent, CT1**

OVER 60?

Secure this property
for up to **59% less!**



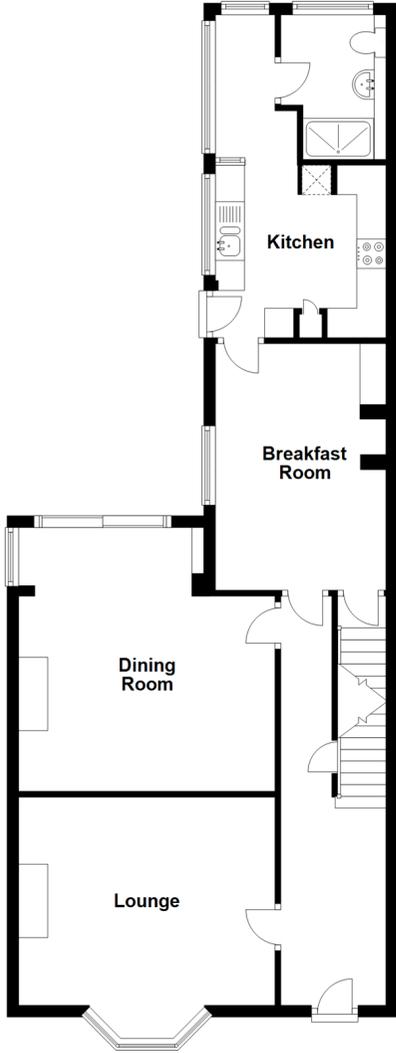
Video Tour available

Wards

Helping you move forwards

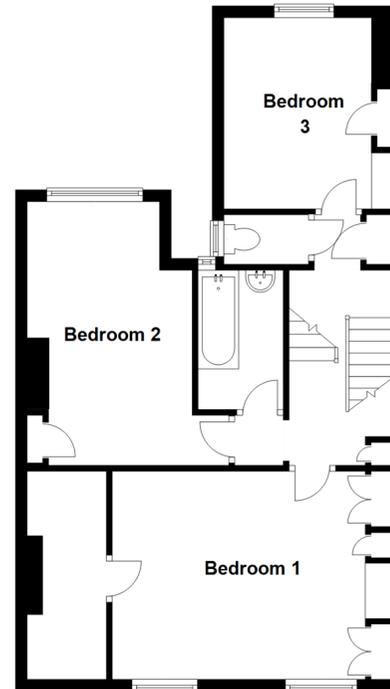
Split Level Ground Floor

Approx. 77.3 sq. metres (832.5 sq. feet)



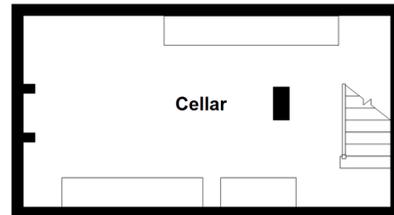
Split Level First Floor

Approx. 59.4 sq. metres (638.9 sq. feet)



Basement

Approx. 20.6 sq. metres (221.3 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall

Lounge: 14'5 x 11'5 (4.40m x 3.48m)

Dining Room: 16'1 x 14'5 (4.91m x 4.40m)

Breakfast Room: 14'4 x 9'5 (4.37m x 2.87m)

Kitchen: 9'8 x 9'4 (2.95m x 2.85m)

Utility Area

Shower Room: 7'9 x 5'4 (2.36m x 1.63m)

BASEMENT

Cellar: 20'3 x 10'5 (6.18m x 3.18m)

SPLIT LEVEL FIRST FLOOR

Bedroom 1: 15'8 x 11'9 (4.78m x 3.58m)

Walk In Dressing Room: 12'0 x 3'4 (3.66m x 1.02m)

Bedroom 2: 15'5 x 9'4 (4.70m x 2.85m)

Bathroom: 7'4 x 4'6 (2.24m x 1.37m)

Bedroom 3: 10'7 x 8'3 (3.23m x 2.52m)

OUTSIDE

Front Garden

Garage

Off Street Parking

Rear Garden



Main features

- Sizeable home with full of character throughout
- Favoured location just outside the city centre
- Offered to the market with no onward chain
- Parking and double garage to the rear of the plot
- Potential for further enhancement, subject to the necessary planning permissions



Nearest Schools

Primary Schools: St Thomas' Catholic Primary, Canterbury 0.8 miles, Wincheap Foundation Primary 0.9 miles, Beauherne Primary 1.0 miles

Secondary Schools: St Nicholas' School 0.2 miles, The



Transport Information

Train Stations: Canterbury East 0.6 miles, Canterbury West 1.4 miles, Sturry 2.9 miles



Address

Nunnery Fields, Canterbury, Kent, CT1



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Canterbury Branch 01227 766669 ■ wardsof Kent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



EPC RATING
CURRENT: E(46) POTENTIAL: C(75)

10333405/20230619/TG/AH