



**Guide Price**  
**£415,000**

**Freehold**

3x  2x  3x 

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

**OVER 60?**

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

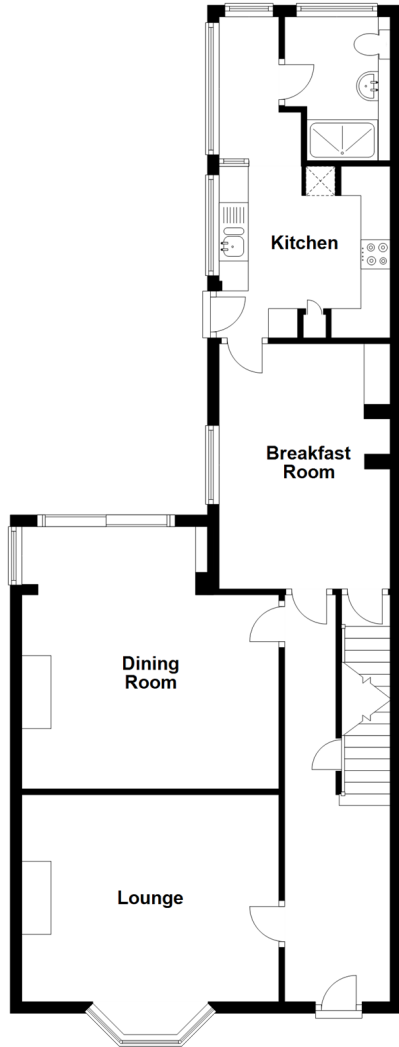


**Video Tour available**

*Wards*  
Helping you move forwards

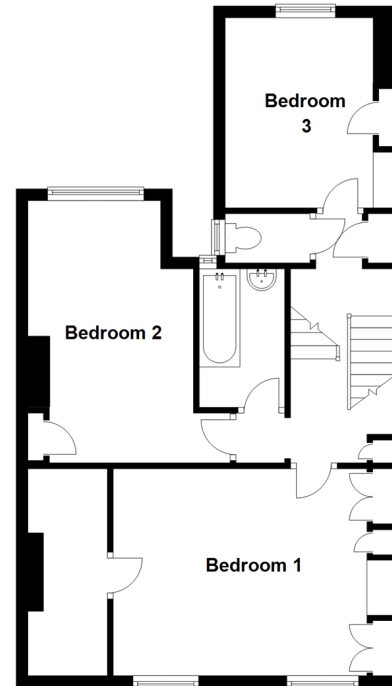
### Split Level Ground Floor

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



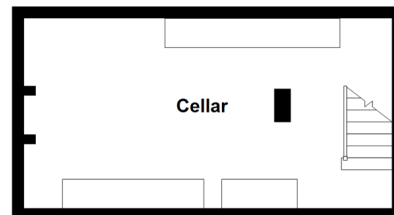
### Split Level First Floor

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 ■ [wardsofkent.co.uk](http://wardsofkent.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.



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