



Charles Bainbridge



33 Nunnery Fields,
Canterbury, Kent, CT1 3JT

£399,950



Photo taken before tenancy



Photo taken before tenancy



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A handsome and deceptively spacious period house providing versatile accommodation of elegant proportions. The property has a split level ground floor including a large hall and attractive staircase rising to the first floor. At the front is the sitting room with fireplace and a pretty bay window. To the rear is the dining room, which could provide a third bedroom if required. At the back of the house, on the lower level, is the most impressive kitchen/dining room which is attractively fitted, has an eye-catching terracotta tiled floor and French doors overlooking and opening onto the garden. There is also a useful wc. The lower ground floor has historically been adapted to provide additional family space and is currently utilised as a smart family TV room/study and could be put to a number of uses including studio/gym or home office as required. On the first floor is a large landing, two comfortable double bedrooms and a substantial bathroom to the rear with bath and walk-in shower. The house benefits from gas fired central heating and double glazing. Externally there is a most attractively maintained rear garden measuring approx. 30' 0" x 14' 6" (9.14m x 4.42m). The garden includes a paved seating area to the rear of the house and lawn with borders well stocked with flowering plants, shrubs and small trees. There is a further concrete area to the side with exterior tap and the garden is enclosed by wood-panel fencing and brick walls. To the front is a pedestrian gate giving access to the pavement. A garage located in a nearby block is available for purchase by separate negotiation.

The property enjoys an enviable setting convenient for the local facilities, Canterbury City centre, Kent and Canterbury Hospital and the impressive range of nearby schools. Canterbury boasts an extensive range of amenities including a wide selection of shops and restaurants, sports facilities and a comprehensive range of schools, colleges and universities. There are two mainline railway stations serving the City with Canterbury West providing the High-Speed Link to London St. Pancras with a journey time of approx. 55 mins. Easy access can be gained onto the A2 to Dover and the M2 to London. The outlying east Kent countryside provides lovely walking and cycling.

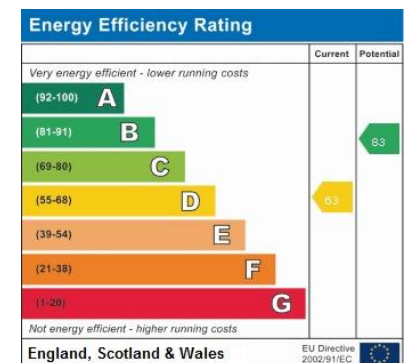
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

Council Tax Band: D

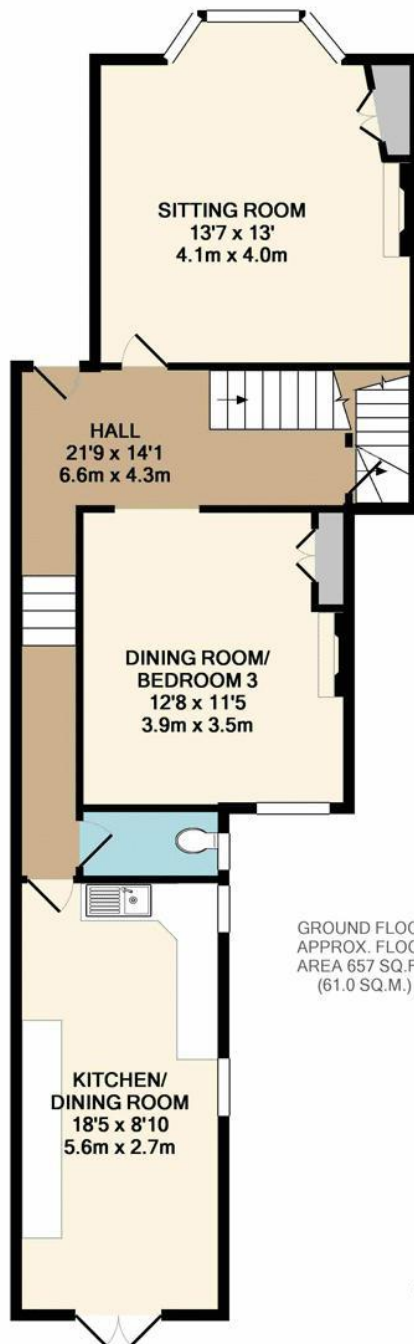
Local Authority: Canterbury City Council, Council Offices, Military Road,
Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call
01227 780227 or email sales@charlesbainbridge.com

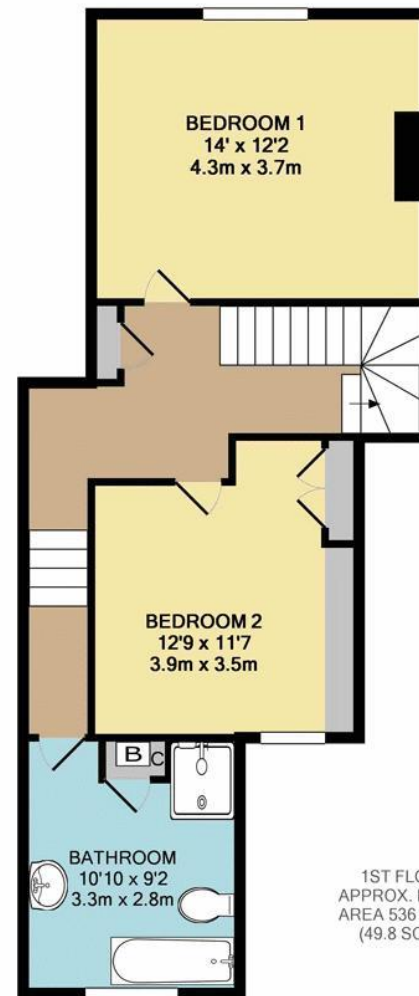




LOWER GROUND FLOOR
APPROX. FLOOR
AREA 262 SQ.FT.
(24.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 657 SQ.FT.
(61.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 536 SQ.FT.
(49.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1455 SQ.FT. (135.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



Charles Bainbridge
Estate Agents

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