



Charles Bainbridge



30 Nunnery Fields,
Canterbury, Kent, CT1 3JT

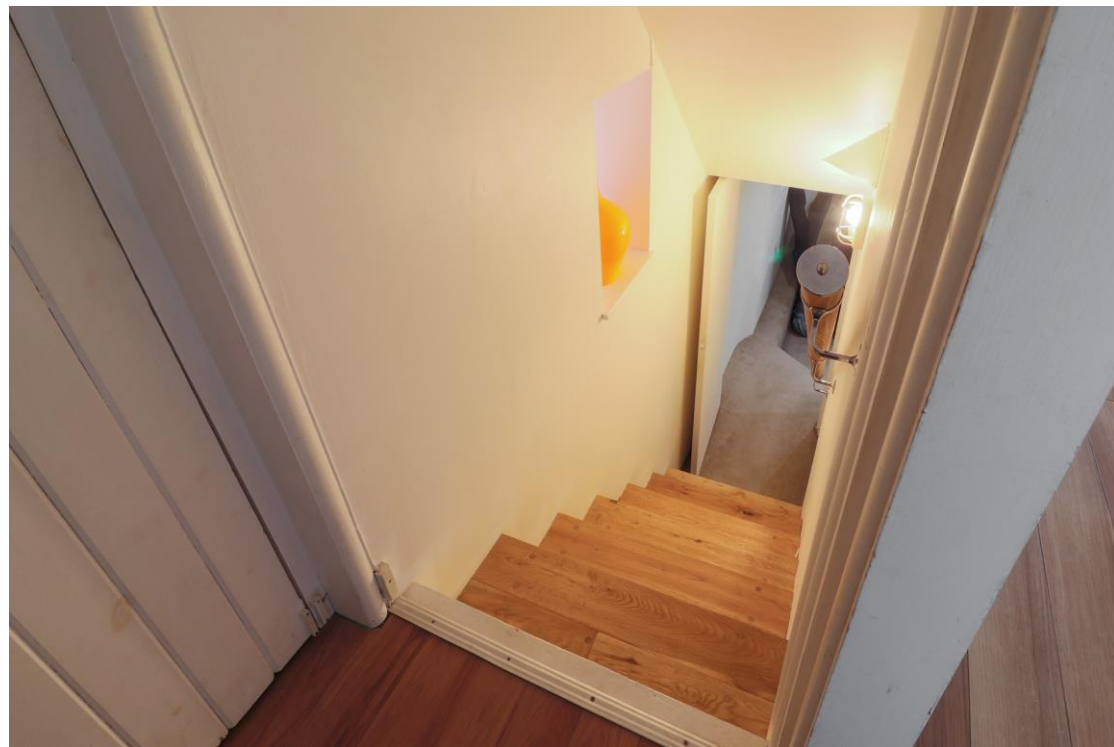
£650,000













A large detached property offering well presented and spacious family accommodation situated in a popular location on the south side of the City centre. On the ground floor is a large sitting room with a bay window, and through to one side a family room which could be used as an additional bedroom. To the rear is an impressive open plan kitchen/dining room opening onto the garden, and an adjoining garden room. There is also a useful utility area and a downstairs w/c. The hallway provides access to the basement which has been made into a comfortable space and is currently used as a games room but could also be a useful office or hobby room. Upstairs is a pretty landing accessing the family shower room and four bedrooms. The main bedroom has comprehensively fitted wardrobes and an en-suite bathroom, and there are two further double bedrooms, one with an en-suite shower room, and a fourth single bedroom ideal as a nursery or study.

The garden measures approx. 36' 10" x 30' 7" (11.22m x 9.31m) and is landscaped with a patio for seating and steps down to further paving surrounded by mature and well stocked borders. To the rear is a summer house with flooring, power and lighting making it ideal as a office, gym or games room, and includes a large storage cupboard to one end. A pedestrian gate leads to a rear driveway measuring 30' (9.14m) providing parking for two cars. To the front is a further parking space and pretty frontage with low wall and gate.

The property enjoys an enviable setting on the south side of Canterbury with easy access to the 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



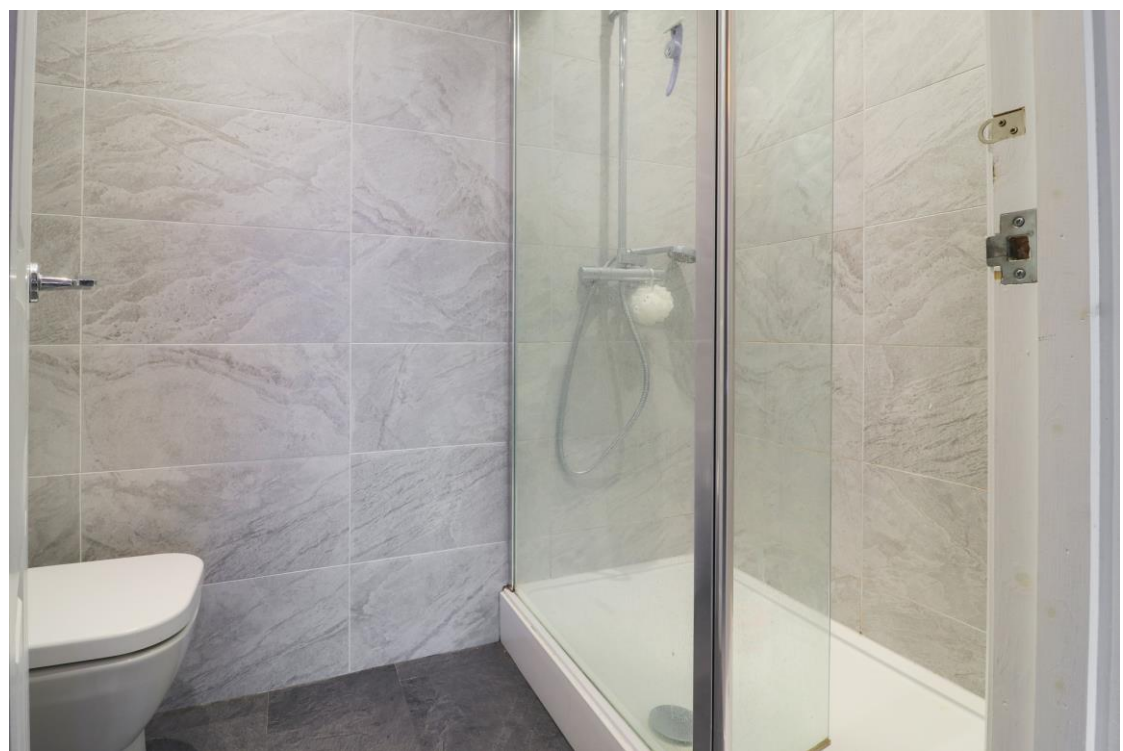
TOTAL FLOOR AREA : 1957 sq.ft. (181.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

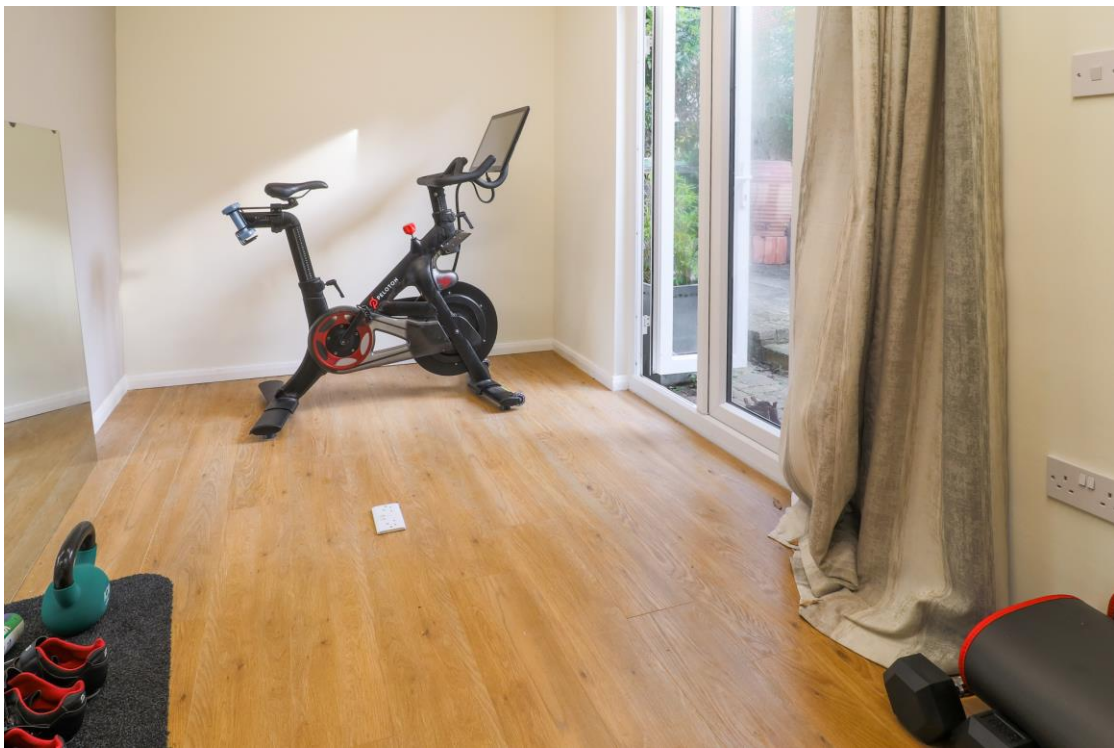














Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

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.



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