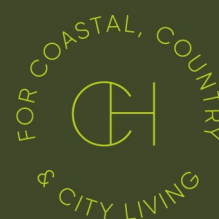


CHRISTOPHER HODGSON



Canterbury

£475,000 Freehold



Canterbury

49 Nunnery Fields, Canterbury, Kent, CT1 3JT

A charming period house ideally situated moments from Canterbury's bustling city centre, which offers an excellent range of shopping and cultural facilities, and within close proximity to highly regarded schools, The St. Lawrence Cricket Ground, Canterbury bus station and both Canterbury East (0.4 miles) and West (1.1 miles) mainline railway stations which provide High Speed services to London.

This property has been newly refurbished throughout now provides bright and spacious accommodation arranged over three floors. To ground floor comprises an entrance

hall, generous sitting room, a kitchen/dining room with doors opening to the garden, and a utility/cloakroom. To the first floor there are two generous double bedrooms and a well-appointed bathroom, and the third floor is occupied by a further double bedroom with views of Canterbury Cathedral.

The rear garden extends to 53ft (16m) and is predominantly laid to lawn with a decked seating area. No onward chain.



LOCATION

Nunnery Fields is situated less than a mile from the City centre and conveniently positioned for access to both Canterbury East mainline station (0.4 miles distant), Canterbury West mainline station (1.1 miles distant) and Canterbury bus station. The Cathedral City, which is designated a UNESCO World Heritage Site, offers a wealth of cultural and leisure amenities including theatres, bars, restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The City also benefits from excellent educational facilities including both public and state schools and higher education institutions. The mainline railway stations offer fast and frequent services to London Victoria (approximately 95mins) and high speed links from Canterbury West to London St Pancras (approximately 56 mins). Communication links are strong with the A2/M2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 6'7" x 4' (2.01m x 1.22m)
- Sitting Room 22'7" x 10'8" (6.88m x 3.25m)
- Dining Room 10'6" x 8'2" (3.20m x 2.49m)
- Kitchen 12' x 6'6" (3.66m x 1.98m)
- Utility/ Cloakroom Room 6'6" x 5'11" (1.98m x 1.80m)

FIRST FLOOR

- Bedroom 1 15'3" x 11' (4.65m x 3.35m)
- Bedroom 2 15'4" x 9'11" (4.67m x 3.02m)
- Bathroom 11'7" x 5'11" (3.53m x 1.80m)



SECOND FLOOR

- Bedroom 3 14'11" x 10'6" (4.55m x 3.20m)

OUTSIDE

- Garden 53' x 16' (16.15m x 4.88m)

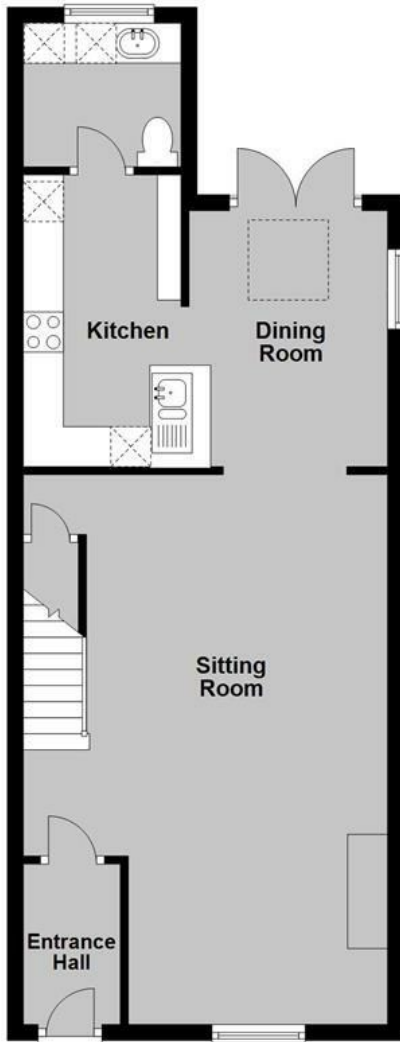
Video Tour

Please view the video tour for this property, and contact us to discuss arranging a viewing.



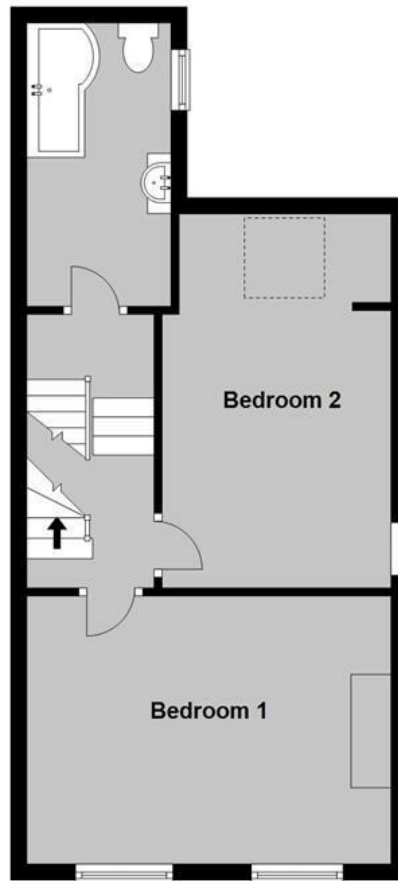
Ground Floor

Approx. 50.9 sq. metres (548.0 sq. feet)



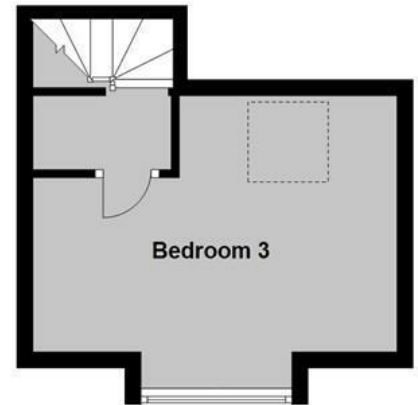
First Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



Second Floor

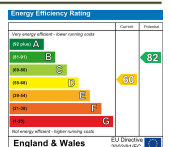
Approx. 16.9 sq. metres (182.4 sq. feet)



Total area: approx. 109.5 sq. metres (1178.4 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2023/2024 is £2,097.60.

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