



**FINN'S**

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29 Nunnery Road, Canterbury, Kent, CT1 3LU

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**29 Nunnery Road, Canterbury, Kent,  
CT1 3LU**

**£495,000 Freehold**

A light & airy four bedroom Victorian family home situated in a sought-after street just a 5 minute walk from Canterbury city centre and the Kent & Canterbury hospital.

- A Large 4 Bedroom Semi-Detached Family Home
- No Chain
- Bright & Spacious Accommodation With High Ceilings
- Two Reception Rooms
- Spacious Kitchen/Dining Room
- Two Shower Rooms
- Useful Cellar
- Rear Garden
- Situated Just a 5 Minute Walk From The City Centre & Kent & Canterbury Hospital

The front door opens to the entrance hall and the first thing which strikes you are the wonderfully high ceilings which give a light & airy feel throughout the property.

The sitting room is to the front and has a large bay window. The dining room is to the rear and has French doors opening to the rear garden. The kitchen/dining room has a good range of wall & base units, spaces for appliances and ample room for a dining table. There is also a useful shower room on the ground floor.



The first floor comprises three double bedrooms along with a shower room. From the landing stairs rise to the second floor where you will find a further double bedroom.

Outside, the property sits behind a low brick wall and front garden.

Most of the garden lies to the rear and measures approximately 53' x 23' and is fence enclosed, mainly laid to lawn with a shingle area.

Nunnery Road is ideally situated being on the sought-after South side of the city and is just a 5 minute walk to both the City centre and Kent & Canterbury Hospital.

Many of the City's Grammar schools are close by and within easy walking distance, as is Christ Church University, Canterbury College, The King's School & Canterbury West & East Railway Stations with their connections to London St Pancras in just 56 minutes.

**Viewing:** By appointment through Finn's, Canterbury.  
Tel: 01227 454111

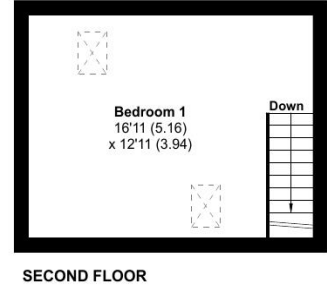
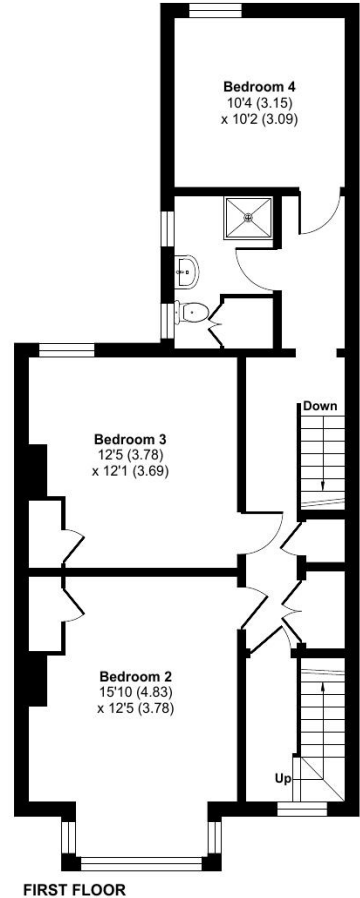
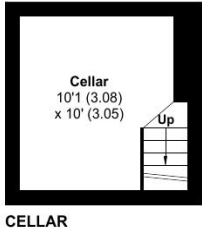
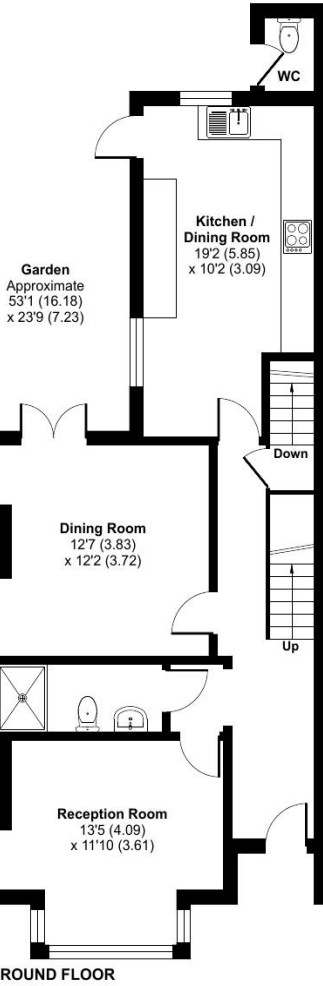
**Services:** Mains gas, electricity, water & drainage.

**Council Tax:** Band 'E' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

**Date:** These particulars were prepared on 25/6/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	
		www.epc4u.com	



Approximate Area = 1722 sq ft / 159.9 sq m  
 Outbuilding = 13 sq ft / 1.2 sq m  
 Total = 1735 sq ft / 161.1 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Finns. REF: 1149680

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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