



Charles Bainbridge



29 Nunnery Road,  
Canterbury, Kent, CT1 3LU

£525,000

















Situated in a desirable location on the South side of Canterbury city centre, this handsome semi-detached Victorian property offers accommodation over four floors and is offered with no onward chain. On the ground floor is an attractive tiled hallway with decorative arching, stairs rising to the first floor landing and further access to the cellar. There is a large sitting room with a bay window to the front with adjoining ground floor shower/w.c, and a separate dining room with French doors opening to the rear garden. A large kitchen/breakfast room is situated to the rear of the property and is comprehensively fitted with a range of wall, drawer and floor units. On the first floor are three bedrooms and a shower/w.c. On the second floor is a further double bedroom.

Externally, the rear garden measures approx. 55ft (16.75m) x 25ft (7.61m) and has a separate concrete and lawned areas, with a gravelled seating area to the side and a side access 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.

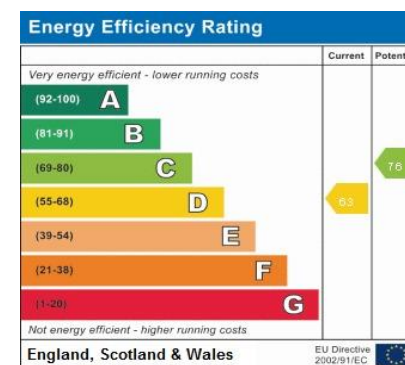
Services: All mains services are understood to be connected to the property.

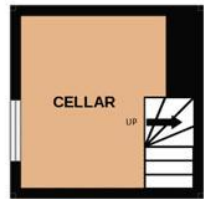
Tenure: Freehold

Council Tax Band: E

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





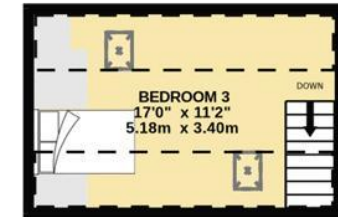
**BASEMENT**  
92 sq.ft. (8.6 sq.m.) approx.



**GROUND FLOOR**  
692 sq.ft. (64.3 sq.m.) approx.



**1ST FLOOR**  
701 sq.ft. (65.1 sq.m.) approx.



**2ND FLOOR**  
189 sq.ft. (17.6 sq.m.) approx.

**TOTAL FLOOR AREA : 1675 sq.ft. (155.6 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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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

1 The Bakery, 47 Broad Street,  
Canterbury, Kent CT1 2LS

01227 780227

[sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)

[charlesbainbridge.com](http://charlesbainbridge.com)