

10 Nunnery Fields  
Canterbury  
CT1 3JN

£1,100 Per Month



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A well-presented one-bedroom mid-terrace property offering spacious and versatile accommodation, comprising a reception room, fitted kitchen, bathroom, study/home office, and a highly useful cellar providing excellent storage space.

The property benefits from gas-fired central heating, a rear garden, and ample storage throughout. Recently redecorated, it is offered in excellent decorative order and enjoys attractive views of Canterbury Cathedral.

Ideally situated, the property is conveniently located close to the heart of Canterbury and within easy reach of Canterbury East railway station, making it an excellent choice for those seeking both city amenities and transport links



### Living Room 12'x10'3 (3.66mx3.12m)

Freshly painted, two large built-in storage cupboards, original fireplace (ornamental purposes only), carpeted, window overlooking front of property, radiator.

### Kitchen 8'x8' (2.44mx2.44m)

A range of wall and base units with contrasting worktops, built-in oven with ceramic hob and extractor hood, sink with mixer tap and drainer, tiled splashback, under-worktop space for washing machine, window overlooking garden, freshly painted, vinyl flooring, gas boiler and radiator.

### Bedroom 11'9x10'4 (3.58mx3.15m)

Freshly painted, one large built-in storage cupboards, carpeted, window overlooking front of property, radiator.

### Office/Study 9'4x4'9 (2.84mx1.45m)

Freshly painted, one large built-in storage cupboards, carpeted, window overlooking rear of property, radiator.

### Bathroom

White bathroom suite comprising of a bath with shower over, partially tiled walls, pedestal sink with tiled splashback and mirror above, WC, vinyl floor, radiator, extractor fan.

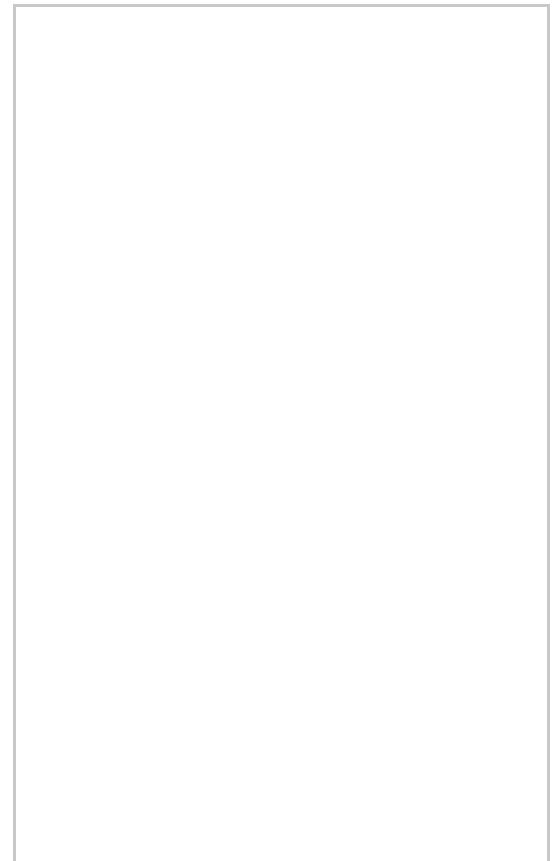
### Cellar

Large cellar providing excellent storage.

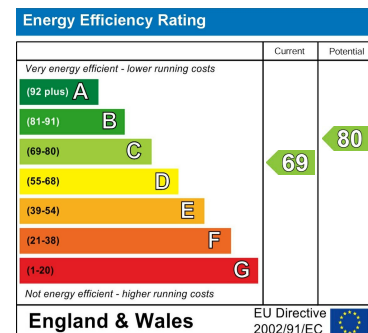
### Area Map



### Floor Plans



### Energy Efficiency Graph



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