



Martyrs Field Road, Canterbury, Kent **Offers Over £250,000**







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Canterbury, Kent

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### Property Description

Offering close proximity to Canterbury East train station and the City Centre. Your Move present this superb three/ four bedroom home to the market. From the entrance hall there is access to the lounge and dining room/fourth bedroom, the kitchen is situated off of the lounge. To the first floor there are three bedrooms and a bathroom. This lovely home is currently set up as an investment property and can accommodate four students making it the perfect buy to let. Externally there is a low maintenance patio area and access to the rear with off road parking for 2/3 cars, a huge selling point taking into account the proximity to the city centre. A copy of the EPC will be available on request. EPC Grade E.

### Our View

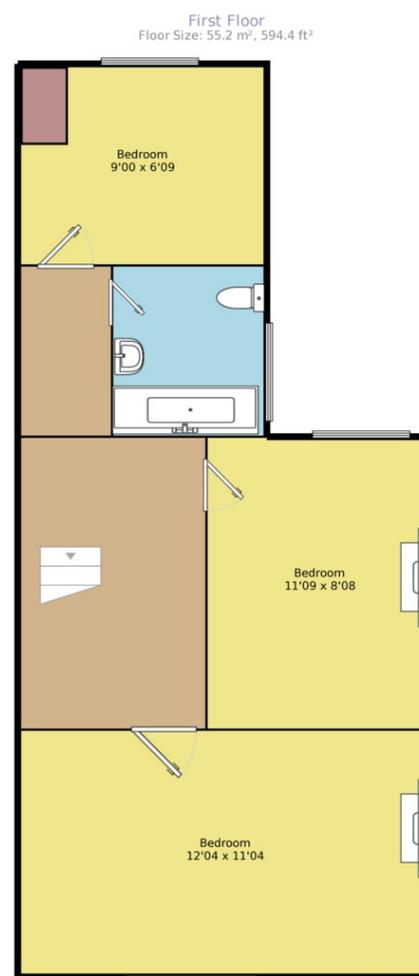
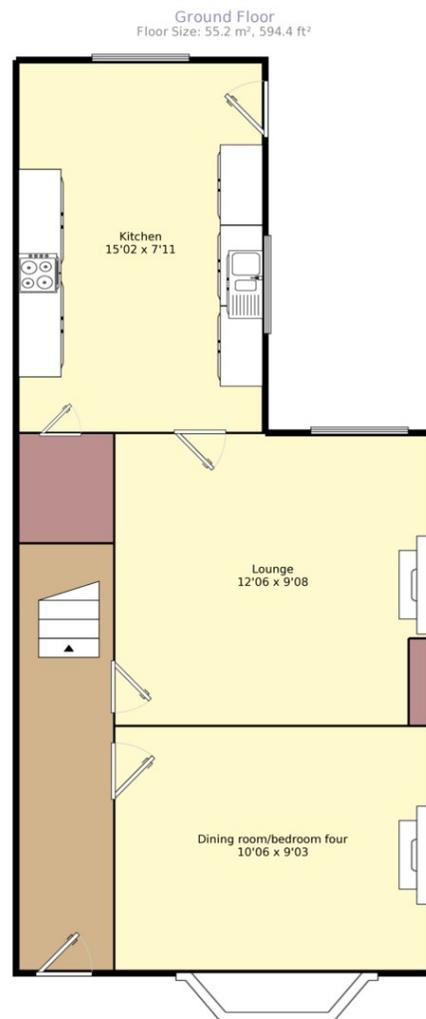
If you are looking for an investment property look no further. Perfect for a family or students. With it's great location we have no doubt this property will not be around for long.

### Location

Situated on Martyrs Field Road, within access to Canterbury City Centre and walking distance to Canterbury East railway station. You couldn't want more from a property in terms of location. Every amenity you could wish for at your finger tips. For those of you with young families Wincheap Foundation Primary School is situated within a ten minute walk, a large site with its own playing fields and within easy walking distance of the city centre.



**Epc Grade E**  
**For full EPC please contact the branch**



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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