

Martyrs Field Road, Canterbury, Kent, CT1 3PT

Asking Price £325,000

Sally Hatcher  
estates



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# Martyrs Field Road

Canterbury, Kent CT1 3PT

Nestled on Martyrs Field Road in the historic city of Canterbury, this charming mid-terrace Victorian house offers a delightful blend of original features and modern convenience. With four well-proportioned double bedrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are welcomed into a cosy lounge adorned with a striking brick feature fireplace and elegant wooden flooring, creating a warm and inviting atmosphere. The separate dining room, ideally situated in the heart of the home, is perfect for entertaining guests and comfortably accommodates a large dining table. This space seamlessly flows into the kitchen, which boasts a six-burner range cooker as its centrepiece, alongside a fridge/freezer, washing machine, and ample storage cupboards, making it a practical area for culinary enthusiasts.

The bathroom, located at the rear of the house, features a deep tub with a shower over, a toilet, and a sink, providing a relaxing retreat. The rear garden is fully paved, offering low maintenance and convenient side access for bike storage and easy bin disposal.

On the first floor, you will find three bedrooms, while the fourth bedroom is situated on the second floor, providing a private sanctuary. Additionally, parking is available on the street without the need for permits, adding to the convenience of this lovely home.

With its proximity to Canterbury City Centre, Canterbury Christ Church University, and Canterbury East train station, this property is ideally located for both work and leisure. This Victorian gem is a must-see for anyone looking to enjoy the vibrant lifestyle that Canterbury has to offer.

Viewings are strictly by appointment only.  
Council Tax: C

## Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Sally Hatcher Estates Limited, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

## Entry / Ground Floor

### Living Room

10'8" x 13'9" (3.268 x 4.207)

### Dining Room

13'8" x 10'6" (4.184 x 3.206)

### Kitchen

9'11" x 8'5" (3.035 x 2.577)





**Bathroom**  
8'3" x 5'9" (2.518 x 1.778)

**Stairs / First Floor**

**Bedroom 1 (Usable Space)**  
10'7" x 8'8" (3.243 x 2.650)

**Bedroom 1 (Bed Area)**  
5'0" x 6'0" (1.535 x 1.843)

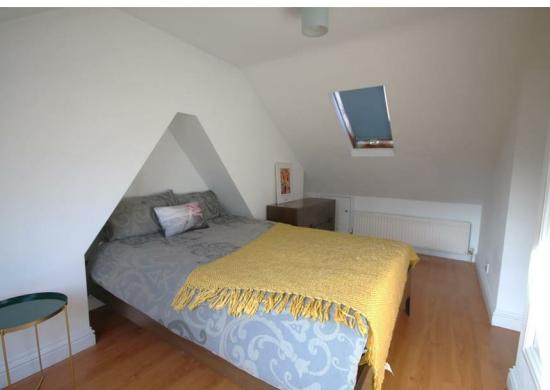
**Bedroom 2**  
10'5" x 10'4" (3.189 x 3.157)

**Bedroom 3**  
9'10" x 8'5" (3.015 x 2.580)

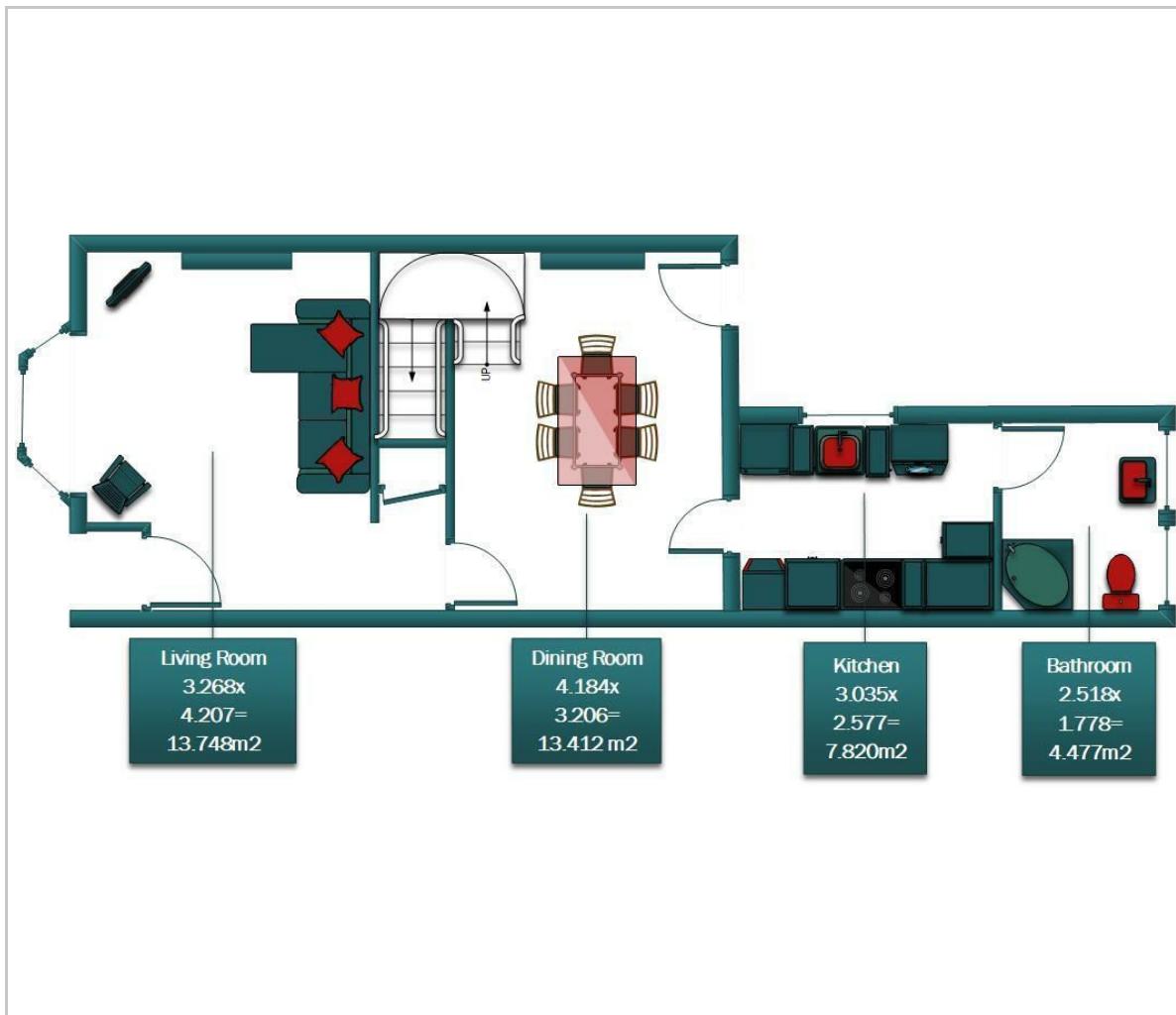
**Stairs/ Second Floor**

**Bedroom 4**  
7'2" x 16'7" (2.194 x 5.064)

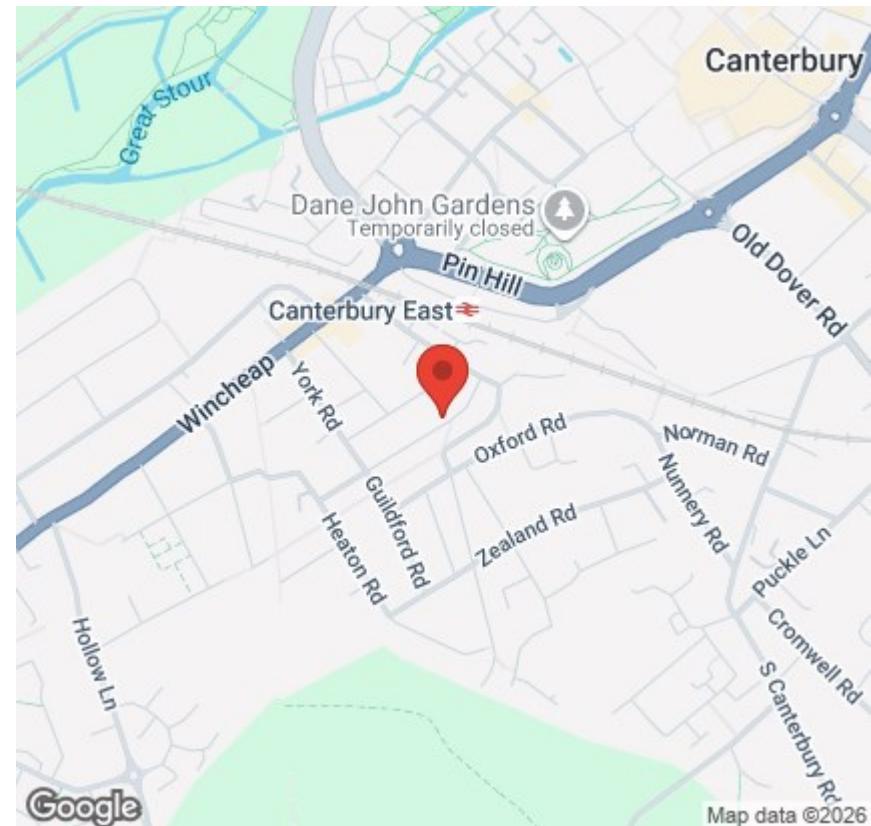
**Rear Garden**



## Floor Plan



## Area Map



## Viewing

Please contact us on 01227 733888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

