

Agents, Colebrook Sturrock & Co. Homeview and for the vendors of this property whose agents they give notice that (i) the particulars set out as a general outline only for the guidance of intending purchasers or lessees and should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item, (ii) no person is employed by Messrs. Colebrook Sturrock & Co. in any authority to make or give any representation or warranty in relation to this property.



colebrooksturrock.com


34 High Street
Bridge Kent CT4 5JZ

£250,000





THE PROPERTY

34 High Street comprises a charming semi-detached period house with deceptively spacious accommodation delightfully presented throughout. The property includes an attractively fitted kitchen and large principal reception room featuring a solid wood burning stove and exposed timbers. On the first floor is the main bedroom with fitted wardrobes plus the shower room attractively fitted as a wet room and on the second floor is bedroom two. Externally there is a large enclosed garden to the rear extending to approximately 80 ft (24m) and side pedestrian access.

The property is centrally located in the popular village of Bridge which offers a range of amenities including mini supermarket, butcher, post office/pharmacy, health centre, dentist, public houses and hairdressers. The surrounding countryside is ideal for walking, cycling and riding. The Cathedral city of Canterbury is easily accessible and offers a comprehensive range of shopping, leisure and educational facilities.

SITTING/DINING ROOM

14' 8 x 14' 6 (4.47m x 4.42m)

KITCHEN

14' 6 x 6' 8 (4.42m x 2.03m)

BEDROOM ONE

12' 6 x 10' 0 (3.81m x 3.05m)

SHOWER ROOM

9' 0 x 4' 3 (2.74m x 1.30m)

BEDROOM TWO

12' 10 x 10' 8 (3.91m x 3.25m)

REAR GARDEN

80' 0 x 19' 6 (24.38m x 5.94m)

The garden is principally laid to lawn with a paved patio area, two garden sheds and a pedestrian path gives access to the side leading to the street.

SERVICES

All services are understood to be connected.

LOCAL AUTHORITY

Canterbury City Council, Military Road, Canterbury, Kent, CT1 1YW

CURRENT COUNCIL TAX BAND: C

VIEWING ARRANGEMENTS

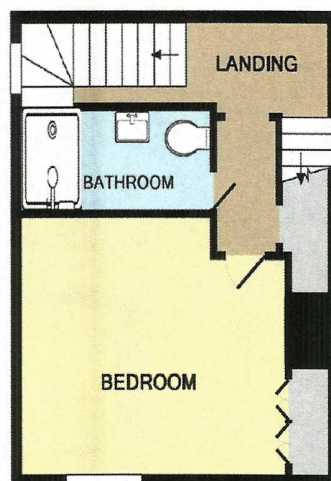
Strictly by appointment with the Agents
Colebrook Sturrock: 01227 831999.

AGENTS NOTE

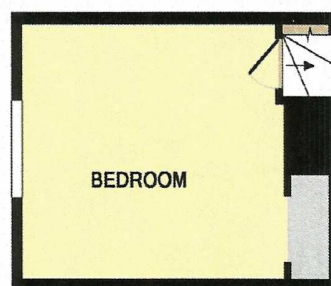
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



GROUND FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 259 SQ.FT.
(24.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 147 SQ.FT.
(13.6 SQ.M.)

TOTAL APPROX FLOOR AREA
716 SQ.FT. (66.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Environmental (CO2) Impact Rating		
Category	Current	Potential
Global Warming Potential	A	A
Acid Equivalents	B	B
Ozone Depletion	C	C
Photochemical Ozone Creation	D	D
Human Health	E	E
Respiratory Irritation	F	F
Soil Acidity	G	G
Soil Toxicity	G	G
Water Pollution	G	G
Water Quality	G	G

England & Wales

Energy Efficiency Rating		
Category	Current	Potential
Energy Efficiency	D	B
Energy Conservation	D	B
Energy Performance	D	B
Energy Use	D	B
Energy Demand	D	B
Energy Output	D	B
Energy Input	D	B
Energy Loss	D	B
Energy Gain	D	B
Energy Storage	D	B
Energy Conversion	D	B
Energy Distribution	D	B
Energy Conversion	D	B
Energy Distribution	D	B
Energy Conversion	D	B
Energy Distribution	D	B

England & Wales