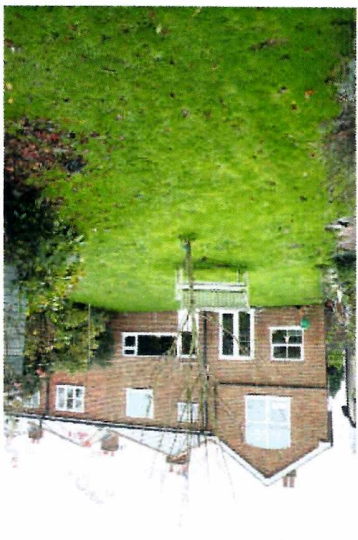


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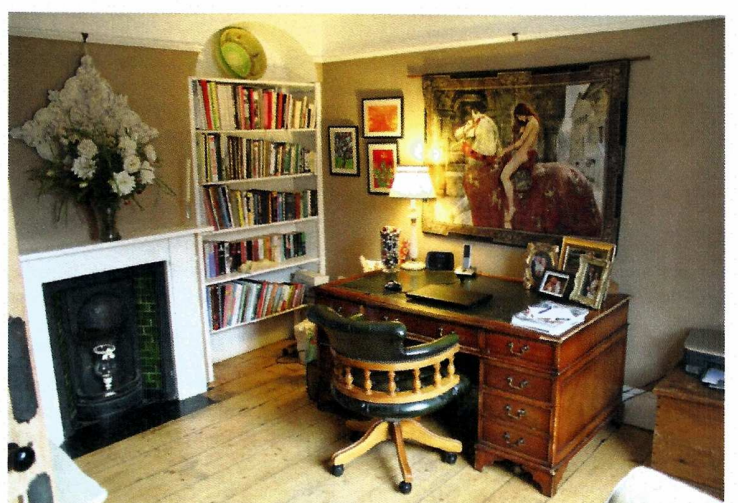
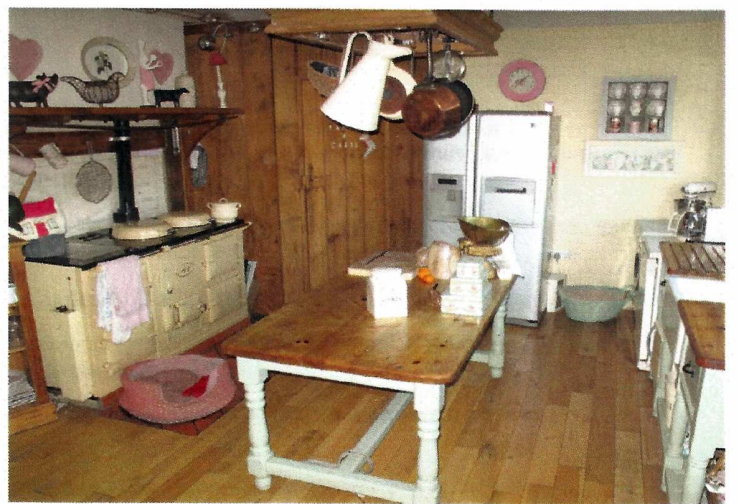


[colebrooksturrock.com](http://www.colebrooksturrock.com)

16 Union Road
Bridge, Kent, CT4 5LN

£475,000





THE PROPERTY

16 Union Road comprises a substantial semi detached period house in an enviable position in the heart of the popular village of Bridge. The property has undergone significant extension and refurbishment over recent years and now offers substantial accommodation of elegant proportions over two floors. On the ground floor are two reception rooms plus a large open plan kitchen/dining room which extends across the width of the rear of the house and features a gas fired Aga. On the first floor are four bedrooms, with the master having an attractive vaulted ceiling, and a well appointed family bathroom. Externally the property has an enclosed garden to the rear principally laid to lawn beyond which is a block built garage.

Bridge offers a comprehensive range of local amenities including mini supermarket, butcher, post office/pharmacy, health centre, dentist, primary school, 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 ROOM

17' 7 x 13' 2 (5.36m x 4.01m)

STUDY

11' 9 x 13' 0 (3.58m x 3.96m)

KITCHEN

13' 2 x 15' 0 (4.01m x 4.57m)

DINING ROOM

13' 9 x 13' 2 (4.19m x 4.01m)

BATHROOM

9' 7 x 6' 0 (2.92m x 1.83m)

MASTER BEDROOM

13' 9 x 13' 2 (4.19m x 4.01m)

BEDROOM TWO

11' 9 x 13' 0 (3.58m x 3.96m)

BEDROOM THREE

11' 9 x 13' 2 (3.58m x 4.01m)

BEDROOM FOUR

13' 2 x 9' 11 (4.01m x 3.02m)

BASEMENT

30' 0 x 13' 2 (9.14m x 4.01m) - approx headroom 7' (2.13m)

EXTERIOR

Rear garden

The garden is principally laid to lawn with flower bed borders, a pedestrian path gives access to the front. Timber framed summer/shed. Beyond the principal garden area a five bar gate accesses additional garden, currently utilised as a kitchen garden. Beyond which is the-

Garage

30' 5 x 11' 7 (9.27m x 3.53m)

Vehicular access from Filmer Road, pedestrian door to garden.

SERVICES

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

LOCAL AUTHORITY

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

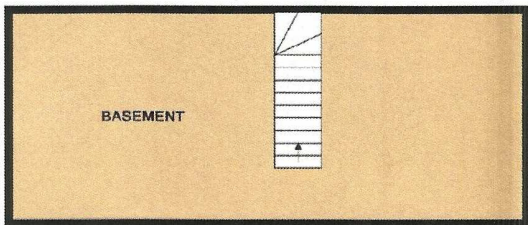
CURRENT COUNCIL TAX BAND: E

VIEWING ARRANGEMENTS

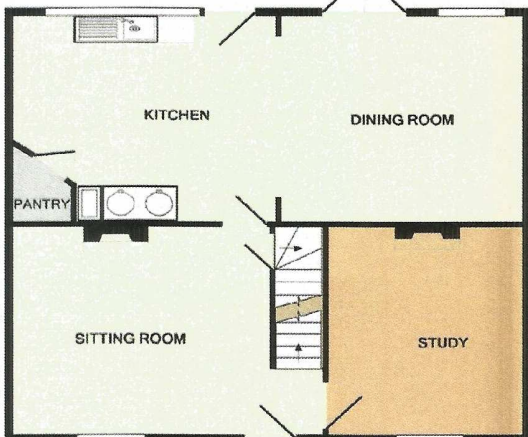
Strictly by appointment with the Agents, **Colebrook Sturrock: 01227 831999**

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.



BASEMENT LEVEL
APPROX. FLOOR
AREA 387 SQ. FT.
(35.9 SQ. M.)



GROUND FLOOR
APPROX. FLOOR
AREA 772 SQ. FT.
(71.7 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 772 SQ. FT.
(71.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 1925 SQ. FT. (178.8 SQ. M.)

Energy Efficiency Rating		
Current	Potential	
		68
		73

England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental (CO ₂) Impact Rating		
Current	Potential	
		65
		71

England & Wales

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact there is on the environment.

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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