



July 2010



SW049230



**2 Mount Charles Walk, Union Road, Bridge, CT4 5JS**  
**£247,500**

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Letting Manager: Christine Sayer FRSA, Colebrook Sturrock, an estate agency, 192 Regent Street, 2017

NABA, The Property Centre, OFT, Official letting agent for the 2011 Open Championship, THE OPEN, Regent St George's 2011

Sandwich 01304 612197	Canterbury 01227 831999	Broadstairs 01843 863100	Ramsgate 01843 823200	Dover 01304 852212	Deal 01304 381155
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## THE PROPERTY

2 Mount Charles Walk comprises an attractive, modern, semi detached house, pleasantly situated in a small cul de sac, with easy access to the village centre and its amenities which include a popular primary school, general store, pharmacy, post office, butchers, doctors surgery and dentist. The property offers comfortable accommodation including two reception rooms, a kitchen and downstairs w.c.. On the first floor there are three bedrooms and a family bathroom. Externally the property has an attractive enclosed garden to the rear, behind which is a garage, plus additional parking space. There is also provision to park in the front of the property.

## HALL

## SITTING ROOM

16' 4 x 9' 10 (minimum) (4.98m x 3.00m)

## DINING ROOM

10' 5 x 7' 9 (3.18m x 2.36m)

## KITCHEN

10' 5 x 7' 1 (3.18m x 2.16m)

## SEPARATE W.C.

## FIRST FLOOR

## BEDROOM ONE

12' 0 x 10' 2 (3.66m x 3.10m)

## BEDROOM TWO

10' 2 x 8' 9 (3.10m x 2.67m)

## BEDROOM THREE

8' 9 x 6' 2 (2.67m x 1.88m)

## BATHROOM

## OUTSIDE

From Mount Charles Walk, vehicular access is gained to the rear leading to the garage 15'8 x 9'5 (maximum) 8'9 (minimum) (4.78m x 2.87m). Pedestrian door to garden.

## SERVICES

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

## HOME INFORMATION PACK

The Home Information Pack is available upon request.

## LOCAL AUTHORITY

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

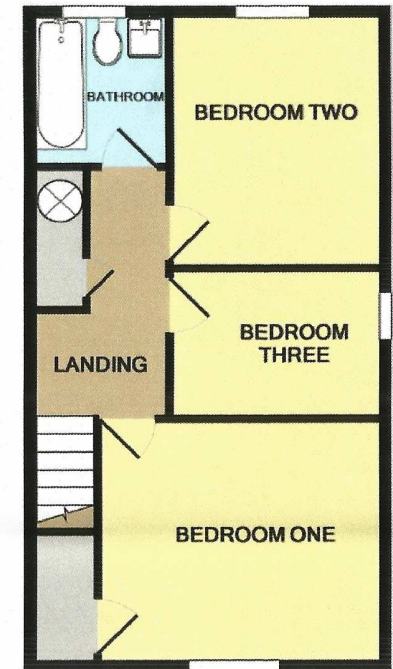
## CURRENT COUNCIL TAX BAND: D

## 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, fitting and appliances etc.



1ST FLOOR  
APPROX. FLOOR  
AREA 35.7 SQ.M.  
(385 SQ.FT.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 40.6 SQ.M.  
(437 SQ.FT.)

TOTAL APPROX. FLOOR AREA 76.3 SQ.M. (821 SQ.FT.)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G		
Not energy efficient - higher running costs			
		59	70
England & Wales			

Environmental(CO2) Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G		
Not environmentally friendly - higher CO2 emissions			
		60	72
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.

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 it has on the environment.