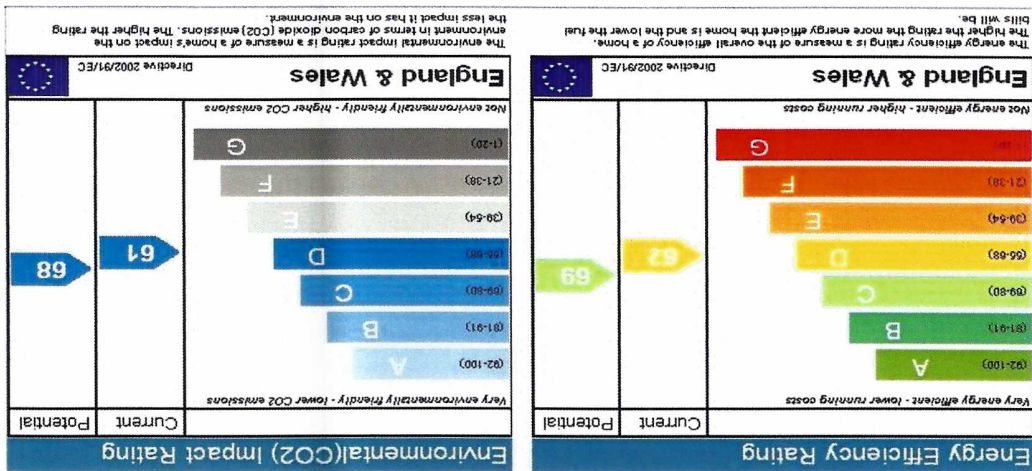


July 2012



Partners: Simon Greaves RIAA, Charles Barbridge MAWA, Associates Anna McLeod MAWA, Toby Canfield MAWA
 Lettings Manager: Christine Sayer, Consultant Nigel Colebrook MAWA, Colebrook Sturrock (an unlisted company) VAT No: 271 966 703

NAEA EnergyMark
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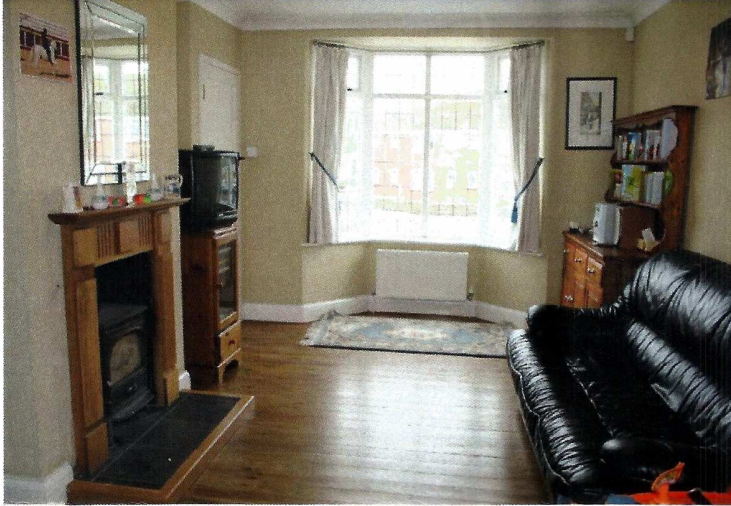
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49 Union Road
 Bridge Kent CT4 5LW
 £369,995

colebrooksturrock.com





THE PROPERTY

49 Union Road comprises a substantial detached family house offering well presented comprehensive accommodation. On the ground floor there three good size reception rooms plus an attractively fitted kitchen/breakfast room and useful utility room. On the first floor there are four bedrooms, an attractively equipped family bathroom and additional shower room. The property features solid wood flooring to much of the accommodation and two of the reception rooms boast wood burning stoves. Externally the property has a driveway to the front providing parking and access to the integral garage. To the rear is a good size garden with patio, lawn and herbaceous beds. The property is pleasantly located in the village within walking distance of all the local facilities including the village primary school. The surrounding countryside offers good walking, riding and cycling.

ENTRANCE HALL

SITTING ROOM

13' 3 x 10' 0 (4.04m x 3.05m)
narrowing to 9' 1 (2.77m)

DINING ROOM

13' 2 x 12' 2 (4.01m x 3.71m)

KITCHEN/BREAKFAST ROOM

10' 3 x 10' 0 (3.12m x 3.05m)

FAMILY ROOM

14' 9 x 10' 0 (4.50m x 3.05m)

UTILITY ROOM

10' 3 x 7' 4 (3.12m x 2.24m) to
include cloakroom.

CLOAKROOM

4' 8 x 4' 3 (1.42m x 1.30m)

FIRST FLOOR

BEDROOM ONE

11' 0 x 10' 2 (3.35m x 3.10m)

BEDROOM TWO

11' 3 x 10' 0 (3.43m x 3.05m)

BEDROOM THREE

13' 0 x 7' 9 (3.96m x 2.36m) plus
door recess.

BEDROOM FOUR

7' 9 x 7' 3 (2.36m x 2.21m)

BATHROOM

10' 4 x 5' 10 (3.15m x 1.78m)
narrowing to 4' 6 (1.37m)

SHOWER ROOM

5' 9 x 4' 5 (1.75m x 1.35m)

EXTERIOR

REAR GARDEN

Approximately 38' 0 (11.58m)
(maximum) width x 97' 0
(29.57m) depth. Patio, lawn and
herbaceous beds. Large timber
summerhouse.

FRONT

Brick paved driveway providing
parking and access to the -

GARAGE

15' 0 x 7' 10 (4.57m x 2.39m)

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, Kent, CT1 1YW

CURRENT COUNCIL TAX BAND:

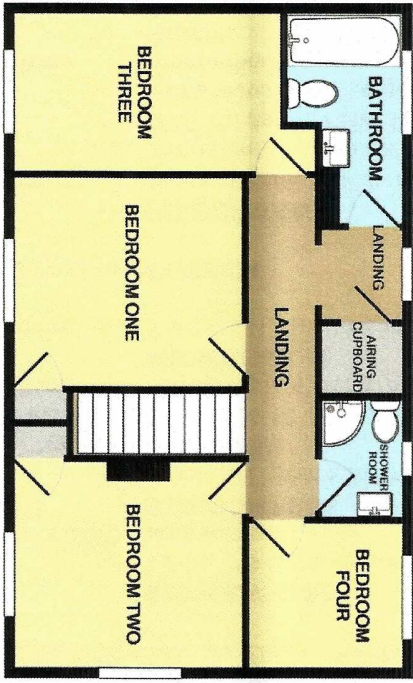
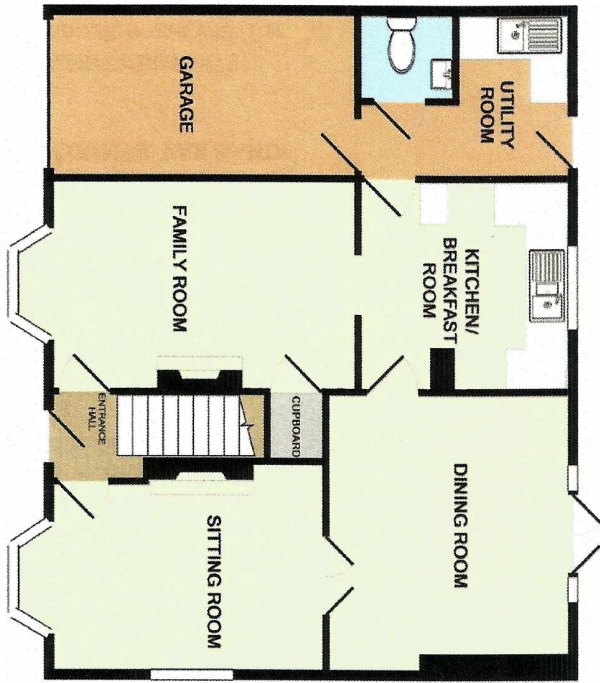
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VIEWING ARRANGEMENTS

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.



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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TOTAL APPROX. FLOOR AREA 127.4 SQ.M. (1371 SQ.FT.)

