



**A Three Bedroomed Deceptively
Spacious Semi Detached Bungalow
Known As**

**5
Green Court
Bridge**

£225,000

Canterbury 2.5 Miles, Dover 13 Miles, Folkestone 14
Miles, Sandwich 13 Miles.

SITUATION

Located in the heart of Bridge is this three bedroom semi detached bungalow.

Village shops, the local school, pubs and inns are all within walking distance of the property and nearby Canterbury offers excellent shopping facilities together with further schooling and mainline railway stations providing regular services to London and the Kent coast.

The Channel Ports of Dover and Folkestone together with the Folkestone terminal of the Channel Tunnel are all easily assessable and Ashford International Station provides regular Euro Star services to Paris, Lille and Brussels with connecting services beyond. The A2 provides easy access to the M2 motorway London and the rest of the country's motorway network.

The delightful countryside surrounding Bridge offers pleasant walks, riding and cycling and bathing, fishing and boating can be enjoyed around the Kent coastline. There is an enviable choice of Golf Courses in the area, the nearest being Canterbury and Broom Park.



PROPERTY

A three bedroomed deceptively spacious semi detached bungalow positioned in a quiet location in the heart of the village. The property has the advantage of UPVC sealed unit double glazing, gas fired central heating attractive large Nordic pine sun lounge, and beautiful garden with river to rear boundary.

**The accommodation with
approximate
measurements comprises:**

Storm porch, UPVC sealed unit double glazed front door into: -

ENTRANCE HALL

Single panel radiator, built in coats cupboard, wall mounted electric meter and gas meter, access to loft space (part boarded and insulated with power and light) with folding loft ladder.

LOUNGE

13ft 10ins x 16ft 2ins (4.21m x 4.92m) Raised hearth with wall mounted gas fire, back boiler supplying domestic hot water and central heating, pine cladding to one wall, two wall light points, single panel radiator, window overlooking sun lounge. Double doors open to:

SUN LOUNGE

14ft 6ins x 11ft 10ins (4.42m x 3.60m) Attractive room constructed of Nordic pine with double glazed panes to front and sides, sliding patio door to garden, power point, double panel radiator, ceiling spot light, triple glazed ceiling with blinds.

Offices at

- Sandwich 19 Market Street, Sandwich, Kent CT13 9DA
- Canterbury 88 High Street, Bridge, Canterbury, Kent CT4 5LB
- Broadstairs 46 High Street, Broadstairs, Kent CT10 1JT
- Ramsgate 71 High Street, Minster, Kent CT12 4AB
- Dover 3 High Street, St Margaret's-at-Cliffe, Dover, Kent CT15 6AT
- Deal 17 The Strand, Walmer, Deal, Kent CT14 7DY

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tel/fax (01843) 823200 email minster@colebrooksturrock.co.uk
tel (01304) 852212 fax 853632 email st.margarets@colebrooksturrock.co.uk
tel (01304) 381155 fax 381166 email walmer@colebrooksturrock.co.uk

lettings email lettings@colebrooksturrock.co.uk



KITCHEN

8ft 10ins x 10ft 7ins (2.69m x 3.22m) Inset 2 ½ bowl sink unit with mixer tap and cupboards under, space and plumbing for washing machine. Integrated fridge, carousel unit and further matching base and wall units, breakfast bar, four ring gas hob with extractor over, double eye level oven, complimentary wall tiling, UPVC sealed unit double glazed window to rear. Door to: -

UTILITY ROOM

10ft x 6ft 10ins (3.04m x 2.08m) Range of base and wall units with worktop, space for fridge and freezer, door to rear garden and door to bin store and side gate to front.

BATHROOM

White suite comprising bath with wall mounted shower over, pedestal wash hand basin, heated towel rail. Complimentary wall tiling, wall mounted light and shaver point, UPVC sealed unit double glazed window to side.

SEPARATE WC

Low level WC, UPVC sealed unit double glazed window to side.

BEDROOM ONE

10ft 7ins x 13ft 5ins (3.22m x 4.08m) to include range of wardrobes, built in airing cupboard with lagged hot water cylinder, TV aerial and telephone point, single panel radiator, UPVC sealed unit double glazed window to front.



BEDROOM TWO

8ft 9ins x 9ft 9ins (2.66m x 2.97m) Single panel radiator, UPVC sealed unit double glazed window to side.

BEDROOM THREE

Dual aspect 8ft 6ins x 8ft 2ins (2.59m x 2.48m) to include built in wardrobes with sliding doors, single panel radiator, UPVC sealed unit double glazed windows to front and side.

FRONT GARDEN

Laid to lawn with flower borders.

REAR GARDEN

Most attractive garden well stocked with a variety of plants and shrubs, area of lawn, paved patio area, greenhouse and timber garden shed with power.

GARAGE

Garage next to property in block with communal turning area, electric point.

SERVICES

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

LOCAL AUTHORITY

Canterbury City Council, Military Road, Canterbury, Kent, CT1 1YW. Tel: 01227 862000

COUNCIL TAX BAND D

VIEWING

ARRANGEMENTS

Strictly by appointment with the Agents, **Colebrook Sturrock and Co. 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.

