



**Three Bedroom Semi Detached  
Family House  
Known As**

**8  
Green Court  
Bridge**

**£179,995**

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 family house.

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 bedroom semi detached house positioned in a sought after location within the popular Village of Bridge. The property comprises: - Entrance Hall, Lounge/Diner, Kitchen, Three Bedrooms and Bathroom. Front and Rear gardens and Single Garage.

**The accommodation with  
approximate  
measurements comprises:**

Storm porch with light, UPVC sealed unit double glazed

front door into: -

**ENTRANCE HALL**

Double panel radiator, understairs storage cupboard, stairs to first floor. Door to: -

**KITCHEN**

7ft 4ins x 10ft 7ins (2.23m x 3.22m) to include built in cupboard with space and plumbing for automatic dishwasher, inset 1 1/2 bowl sink unit with single drainer, four ring electric hob, extractor over and low level oven below. Space and plumbing for automatic washing machine and fridge, range of matching base and wall units, UPVC sealed unit double glazed window to rear and door to side, complimentary wall tiling. Door to: -

**LOUNGE / DINER**

22ft 9ins x 9ft 1ins (6.93m x 2.76m) Fireplace with inset gas fire and back boiler supplying domestic hot water and central heating, two radiators, TV aerial and telephone point, UPVC sealed unit double glazed window to front and sliding patio doors open to: -

**SUN ROOM / DINER**

9ft 2ins x 8ft 3ins (2.79m x 2.51m) Double glazed windows to two sides, to wall light points, double doors open to garden.

**FIRST FLOOR**

**LANDING**

Access to loft space, UPVC sealed unit double glazed window, built in airing cupboard with lagged hot water cylinder.

**BATHROOM**

White suite comprising pedestal wash hand basin, low level WC, bath with wall mounted shower,

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lettings email [lettings@colebrooksturrock.co.uk](mailto:lettings@colebrooksturrock.co.uk)

- tel (01304) 612197 fax 617778 email [sandwich@colebrooksturrock.co.uk](mailto:sandwich@colebrooksturrock.co.uk) dx 200506 Sandwich
- tel/fax (01227) 831999 email [bridge@colebrooksturrock.co.uk](mailto:bridge@colebrooksturrock.co.uk)
- tel (01843) 863100 fax 865050 email [broadstairs@colebrooksturrock.co.uk](mailto:broadstairs@colebrooksturrock.co.uk)
- tel/fax (01843) 823200 email [minster@colebrooksturrock.co.uk](mailto:minster@colebrooksturrock.co.uk)
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complimentary wall tiling, UPVC sealed unit double glazed window to rear, radiator, inset ceiling lights.

#### **BEDROOM ONE**

11ft x 9ft 6ins (3.35m x 2.89m) Range of built in wardrobes with top cupboard and further linen cupboard, radiator, UPVC sealed unit double glazed window to front.

#### **BEDROOM TWO**

9ft 11 x 8ft 5ins (3.02m x 2.56m) Radiator, built in wardrobe, UPVC sealed unit double glazed window to rear.

#### **BEDROOM THREE**

8ft 1ins x 7ft 1ins (2.46m x 2.15m) to include stairwell, cupboard, radiator, UPVC sealed unit double glazed window to front.

#### **OUTSIDE**

##### **FRONT GARDEN**

Laid to lawn with flower borders, pedestrian side access to: -

##### **REAR GARDEN**

Paved Patio, timber garden shed with power and light, area of lawn and flower borders, outside security light.

##### **GARAGE**

To the side of the property within a few yards is a single garage in a block with communal turning area to front.

##### **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.