

BR003718

A well positioned detached bungalow  
known as



**40 Bridge Down  
Bridge**

**£249,000**

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tel (01304) 612197 fax 617778 email sandwich@colebrooksturrock.co.uk  
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## **SITUATION**

The bungalow is situated in a sought after location on the outskirts of the village within 1/4 mile of the village centre.

The village offers an excellent primary school, local shops including butchers, bakers, mini market, health centre, post office, pubs and other amenities.

Canterbury is 3 miles distant and offers excellent shopping facilities, further schooling and educational establishments as well as entertainments and sporting facilities. There are two mainline railway stations in the city which provide regular services to London along with the local station at Bekesbourne. The A2 provides easy access to the M2 motorway, London and the rest of the country's motorway networks.

## **THE PROPERTY**

A detached three bedroom bungalow situated in a quiet area of Bridge offering versatile accommodation with lounge, dining room, kitchen and garden room. Gardens front and rear and ample parking.

### **The Accommodation With Approximate Measurements Comprises: -**

Storm porch with quarry tiled steps to Upvc sealed unit part glazed front door into:

#### **HALL**

Single panel radiator. Access to loft space. 2 built in storage cupboards with shelving.

#### **LOUNGE**

14' 3 x 11' 8 (4.34m x 3.56m)

Upvc sealed unit double glazed window and door to front. Double panel radiator. Coal effect gas fire with wooden surround and mantle over. TV aerial point. Glass panel door to hallway. Open through to:

#### **DINING ROOM**

8' 9 x 8' 0 (2.67m x 2.44m)

Upvc sealed unit double glazed window to front. Telephone point. Double panel radiator. Glass panel door to:

#### **KITCHEN**

9' 8 x 8' 10 (2.95m x 2.69m)

Single drainer sink unit with mixer tap. Worktop with cupboards and drawers under. Space and plumbing for washing machine. Space for slim line fridge/freezer. Further worktop with range of cupboards and drawers under and matching wall units over. Space for gas cooker with extractor above. Complementary tiling to splash backs Window to side. Upvc sealed unit double glazed door to side giving access to:

#### **COVERED COURTYARD AREA**

Outside tap. Double gates to driveway. Door to:

#### **GARDEN ROOM**

15' 1 x 7' 9 (4.60m x 2.36m)

Double panel radiator. Double glazed windows to front and rear. Door to rear garden.

#### **BEDROOM ONE**

11' 9 x 10' 9 (3.58m x 3.28m)

Upvc sealed unit double glazed window to rear over looking garden. Single panel radiator. Telephone point. Further telephone point for second line (currently not connected). Moulded rail to dado.

#### **BEDROOM TWO**

10' 9 x 9' 8 (3.28m x 2.95m)

Upvc sealed unit double glazed window to rear overlooking garden. Double panel radiator.

**BEDROOM THREE**

8' 10 x 6' 8 (2.69m x 2.03m)

Currently used as dressing room.

Single panel radiator. Window to side. Wall mounted gas fired combination boiler.

**BATHROOM**

White suite comprising bath with wall mounted electric shower and folding glass screen to side. Pedestal wash hand basin with mixer tap. Low level WC. Double panel radiator. Tiling to walls. Window to side.

**OUTSIDE****FRONT GARDEN**

Mainly laid to lawn with mature low shrub borders. Paved pathway to one side giving access to front door. Driveway providing parking for four cars. Outside light. Side gate giving access to:

**REAR GARDEN**

Mainly laid to lawn with mature shrub borders. Paved patio area. Pergola with gravelled seating area. Timber garden shed.

**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: D**

**VIEWING ARRANGEMENTS**

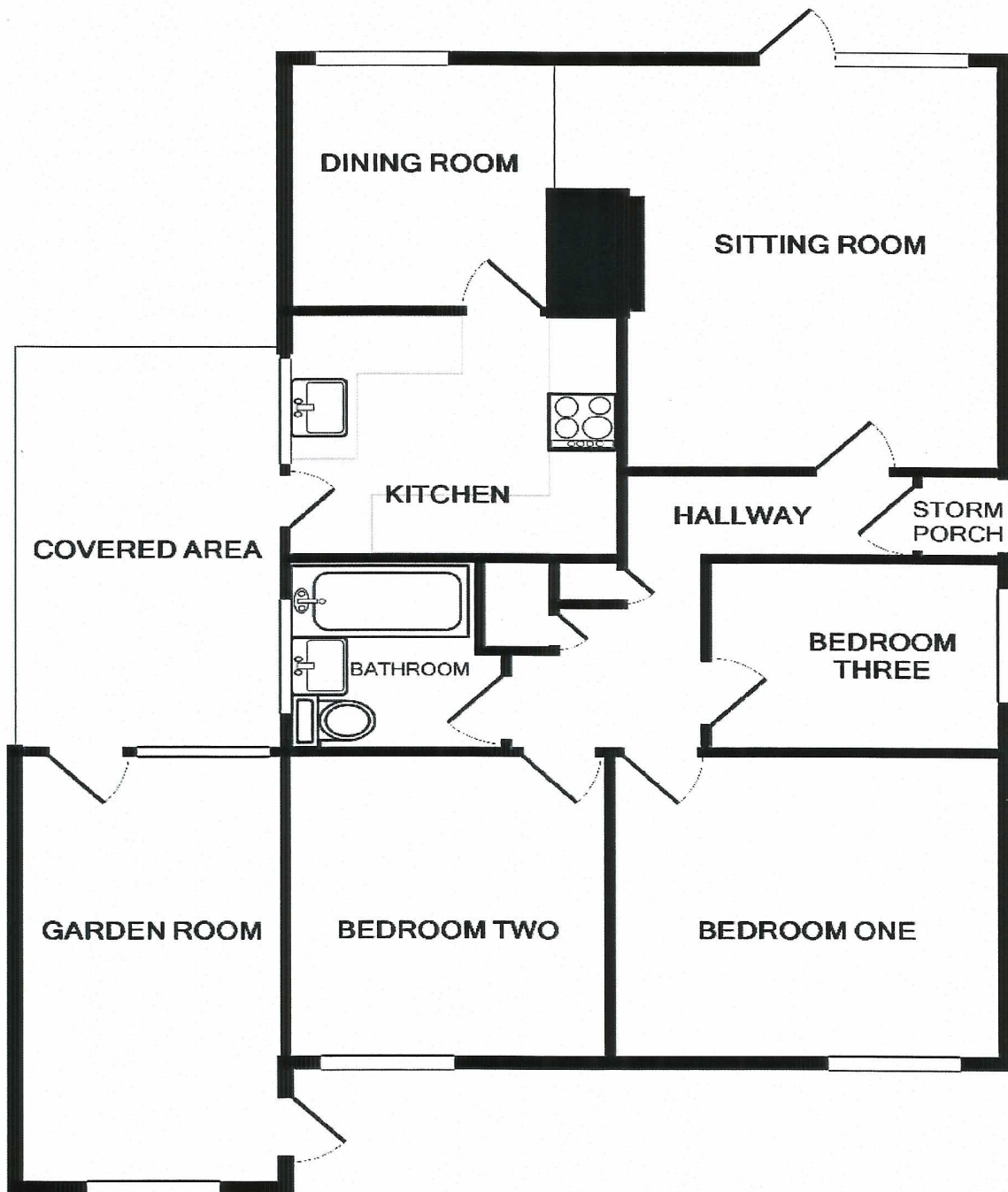
Strictly by appointment with the Agents, Colebrook Sturrock and Co. 01227 831999.

**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.





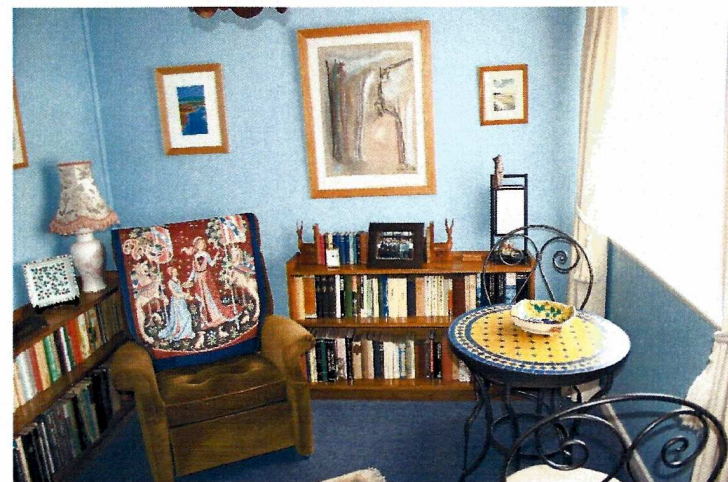


**TOTAL APPROX. FLOOR AREA 89.6 SQ.M. (964 SQ.FT.)**

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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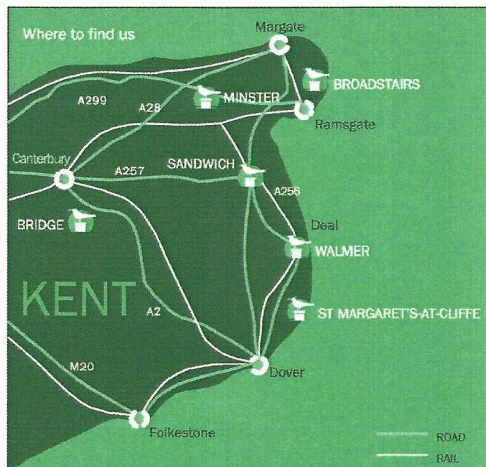
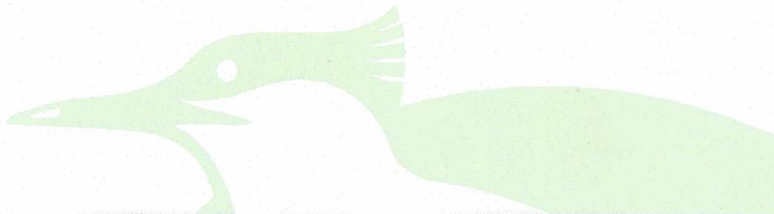












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