

BR002964

A desirable period semi detached house  
in the heart of the village



**17 Dering Road  
Bridge**

**£239,000**

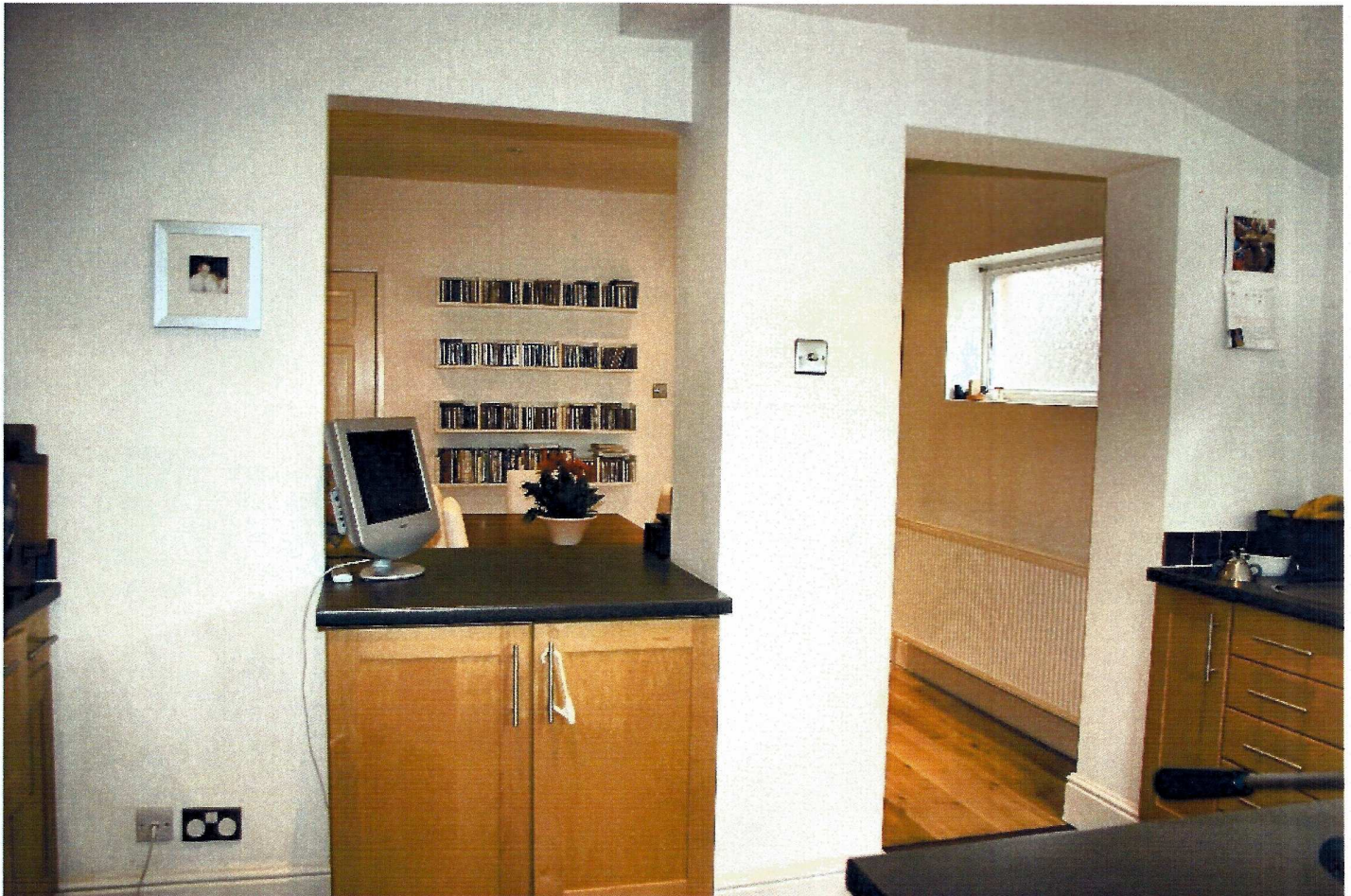
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## **SITUATION**

A desirable 3 bedroom period semi detached house positioned in the heart of this sought after village; convenient to all local shops including, butchers, bakers and Post Office, village school, pubs, doctors' surgery and other amenities.

The village of Bridge lies just to the South East of Canterbury which offers excellent shopping facilities, further schooling and educational establishments as well as entertainments and other amenities.

There are two mainline railway stations in the City, which provide regular services to London and the Kent coast along with the local station at Bekesbourne.

## **THE PROPERTY**

The property has been refurbished by the present owners offering a contemporary style kitchen and dining room, lounge with multi fuel wood burning stove, oak flooring to ground floor reception rooms, gas fired central heating and double glazing. There are 2 bedrooms and an attractive bathroom to the first floor with a further double bedroom to the second floor and gardens to front & rear with 2 decked patio areas.

## **STORM PORCH**

Upvc sealed unit double glazed front door into:

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

### **ENTRANCE HALL**

Attractive oak flooring, radiator, stairs to first floor.

### **SITTING ROOM**

10' 9 x 9' 7 (3.28m x 2.92m)

Double panel radiator, attractive multi fuel burning stove inset into fireplace, TV aerial point, telephone point, oak flooring, Upvc sealed unit double glazed window to front.

### **DINING ROOM**

13' 1 x 11' 3 (3.99m x 3.43m)

Oak flooring, radiator, fireplace (at present sealed) with slate tiled hearth, Upvc sealed unit double glazed window to side, inset ceiling lights, walk in cupboard with light, fitted cupboard with work surface over, open through to:

### **KITCHEN**

13' 8 x 8' 4 (4.17m x 2.54m)

Range of attractive wood fronted base and wall units with brushed chrome handles, inset 5 burner hob with brushed steel splash back and AEG canopied extractor over, AEG eye level oven, inset ceiling lights, TV aerial point, Dalsouple hardwearing quality flooring, Upvc sealed unit double glazed window to rear overlooking the garden. Step down to:

### **UTILITY**

Space and plumbing for automatic washing machine, tumble dryer, fridge and freezer, radiator, wall mounted gas boiler supplying domestic hot water and central heating, flooring as kitchen, double glazed window and door to garden and door to:

### **CLOAKROOM**

High flush WC, corner wash hand basin with tiled splash back, radiator, flooring as kitchen, Upvc sealed unit double glazed window to rear.

### **FIRST FLOOR**

Landing

Built in linen cupboard, laminated flooring, door to staircase and second floor.

**BEDROOM ONE**

13' 1 x 10' 11 (3.99m x 3.33m)

Laminated flooring, built in wardrobe, double panel radiator, Upvc sealed unit double glazed window to front. Telephone point. TV point.

**BEDROOM TWO**

8' 11 x 8' 1 (2.72m x 2.46m)

Laminated flooring, double panel radiator, Upvc sealed unit double glazed window to rear.

**BATHROOM**

White suite comprising: bath with wall mounted shower and curved screen to side, low level WC. pedestal wash hand basin, slate style ceramic tiled floor, double panel radiator, Upvc sealed unit double glazed window to rear.

**SECOND FLOOR****BEDROOM THREE**

12' 2 x 12' 3 maximum (3.71m x 3.73m)

Built in eaves storage cupboards, built in wardrobe, telephone point, radiator, two double glazed Velux windows, laminated flooring. TV point.

**FRONT GARDEN**

Paved garden with shrubs to front boundary.

**REAR GARDEN**

Laid to lawn with two attractive decked patio areas, timber garden shed, fenced and walled garden.

**SERVICES**

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

**LOCAL AUTHORITY**

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

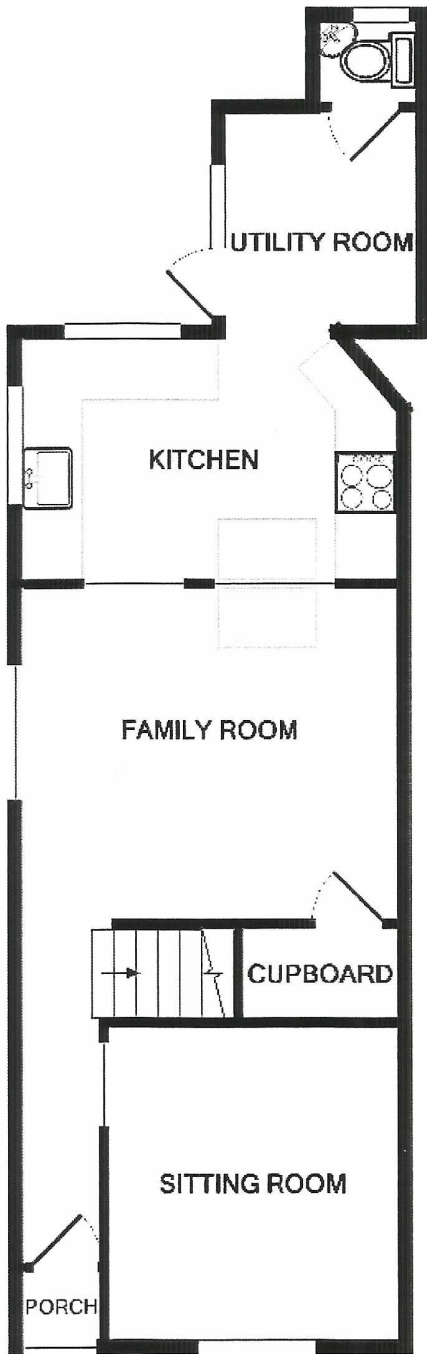
**CURRENT COUNCIL TAX BAND: D**

**VIEWING ARRANGEMENTS**

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

**AGENTS NOTE**

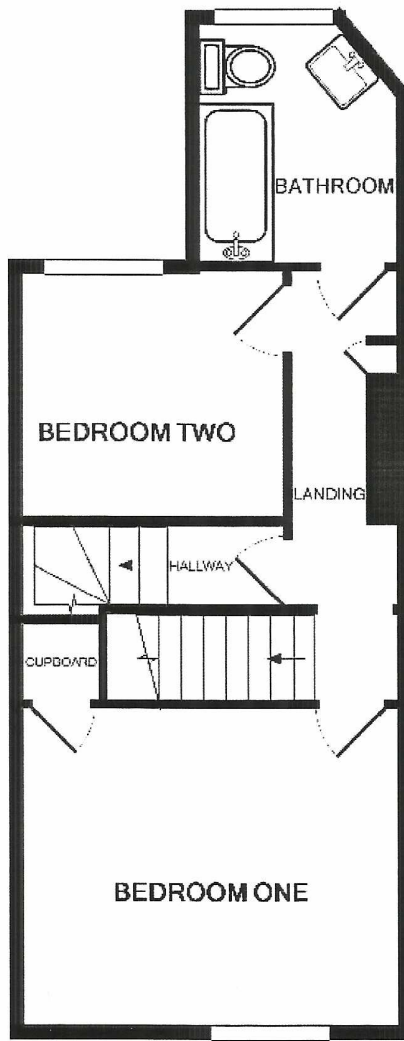
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



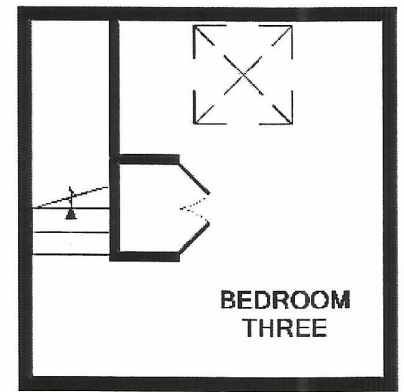
GROUND FLOOR  
APPROX. FLOOR  
AREA 46.1 SQ.M.  
(496 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 95.1 SQ.M. (1024 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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1ST FLOOR  
APPROX. FLOOR  
AREA 35.2 SQ.M.  
(379 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 13.9 SQ.M.  
(149 SQ.FT.)



