

**COLEBROOK
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BR001834

A desirable detached family home positioned in a sought after location known as



4 Riverside Mews Bridge

£269,500 To include Stamp Duty

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SITUATION

A desirable detached family home providing four bedrooms one with ensuite shower room positioned in a popular road just off the village centre and is therefore convenient to all local shops including butchers and bakers, village school, pubs and other amenities. The sought after 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 A2 provides fast access to the M2, London and the rest of the country's motorway network.

THE PROPERTY

An attractive four bedroom detached family house constructed of brick beneath a tile covered roof. The house provides four bedrooms, one with ensuite shower room, further family bathroom, lounge, dining room, kitchen/breakfast room, cloakroom, gardens to front and rear, double glazing and security alarm system.

The Accommodation With Approximate Measurements Comprises: -

Front door into:

ENTRANCE HALL

Telephone point, double panel radiator, stairs to first floor.

CLOAKROOM

Low level WC, wash hand basin with tiled splashback, single panel radiator, extractor fan.

KITCHEN/BREAKFAST ROOM

12' 0 x 9' 0 (3.66m x 2.74m) maximum to include units

Inset 1 ½ bowl sink unit with mixer tap and cupboards under, worktop with further cupboard and drawers under, four ring gas hob, Extractor over and low level oven below. Washing machine, dishwasher and fridge/freezer, range of matching wall units, wall mounted gas boiler supplying domestic hot water and central heating, complimentary wall tiling, double glazed window to front. Breakfast bar with further storage cupboard to either side, access to small loft space, inset ceiling lights, double panel radiator, half glazed door to side.

DINING ROOM

10' 1 x 8' 10 (3.07m x 2.69m)

Single panel radiator, double glazed window to side, two wall light points, glazed panelling to one wall.

LOUNGE

15' 0 x 12' 6 (4.57m x 3.81m) narrowing to 10' 10 (3.30m)

Attractive inset living flame gas fire with cast iron and tiled surround further wood surround and mantel over. Telephone point, TV aerial point and Sky point, two single panel radiators, four wall light points, double glazed window and sliding patio doors to garden.

FIRST FLOOR

LANDING

Double panel radiator, access to loft space.

BEDROOM ONE

12' 0 x 11' 6 (3.66m x 3.51m)

Single panel radiator, double glazed window to front, telephone point, TV aerial point.

EN SUITE SHOWER ROOM

Comprising of: Shower Cubicle with mains shower, wash hand basin with light and shaver point over, low level WC, complimentary wall tiling, single panel radiator.

BEDROOM TWO

12' 0 x 9' 0 (3.66m x 2.74m)

Single panel radiator, double glazed window to rear.

BEDROOM THREE

12' 2 x 9' 0 (3.71m x 2.74m)

TV aerial point, single panel radiator, double glazed window to rear.

BEDROOM FOUR

9' 2 x 8' 6 (2.79m x 2.59m)

Telephone point, single panel radiator, double glazed window to front, built in airing cupboard with lagged hot water cylinder.

FAMILY BATHROOM

White suite comprising low level WC, pedestal wash hand basin, bath with mixer tap and shower attachment, attractive tiling to dado with moulded wood rail, strip light and shaver point, single panel radiator, double glazed window to side.

OUTSIDE**REAR GARDEN**

Garden laid mainly to lawn with flower borders and well-fenced boundary, paved patio, pedestrian access either side to front.

FRONT GARDEN

Herringbone brick paved drive with turning and hard standing for several cars, raised brick flower beds and border, outside meters, up and over door to:

SINGLE GARAGE

18' 6 x 8' 10 (5.64m x 2.69m) narrowing to 8' 0 (2.43m) approximately
Power and light, windows to rear and personal door to side and rear garden.

SERVICES

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

LOCAL AUTHORITY

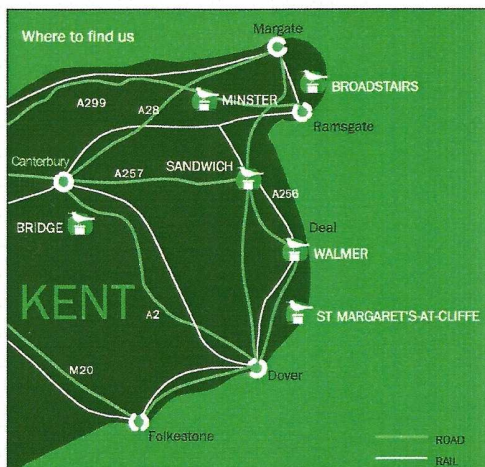
Canterbury City Council, Military Road, Canterbury, Kent, CT1 1YW

COUNCIL TAX BAND E**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.



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