

BR000760

An attractive period mid terraced cottage
Known As



**33 Union Road, Bridge
Nr Canterbury**

£154,950

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SITUATION

An attractive period mid terraced two bedroom cottage positioned approximately 100yards from the High Street within the village centre.

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.

THE PROPERTY

An attractive period mid terraced two bedroom cottage positioned approximately 100yards from the High Street within the village centre. The property has recently undergone refurbishment with an attractive recently fitted kitchen and bathroom. The property has the advantage of gas fired central heating, two bedrooms, living room with attractive open brick fireplace and small garden to the rear.

The accommodation with approximate measurements comprises: -

Glazed and wood front door into: -

LOUNGE

11ft 1in x 9ft 9ins (3.37m x 2.97m) into recess. Attractive open brick fireplace, exposed brick chimney breast and brick hearth, fitted pine cupboards to recess and further open shelving, TV aerial point, double panel radiator, UPVC sealed unit double glazed window to front, three wall light points.

KITCHEN

Irregular shape 9ft 5ins x 6ft 2ins (2.87m x 1.88m) x 6ft 2ins x 4ft 5ins (1.88m x 1.34m) Inset 1 ½ stainless steel sink unit with mixer tap, cupboard below, space for fridge, worktops with a range of base units below and matching wall cupboards above with underlighting, recessed space for electric cooker, fitted wine rack, attractive ceramic wall tiling and complimentary floor tiling. Window to rear, stable door to garden and stairs to first floor.

Open through from Kitchen to: -

UTILITY AREA

Plumbing for automatic washing machine, wall mounted gas boiler supplying domestic hot water and central heating. Folding door to: -

BATHROOM

White suite comprising of bath with shower attachment and shower curtain, low level WC, pedestal wash hand basin, inset ceiling lights, attractive wall and floor tiling, single panel radiator, UPVC sealed unit double glazed window to rear, one large and one small fitted wall mirror.

FIRST FLOOR

LANDING

BEDROOM ONE

11ft 6ins (3.50m) into recess x 9ft 11ins (3.02m) Attractive brick fireplace with exposed chimney breast, stripped pine flooring, single panel radiator, UPVC sealed unit double glazed window to front, telephone point. Access to loft space via folding loft ladder (this area has a sky light window and is presently used by the owners as a small study area).

BEDROOM TWO

8ft 11ins x 6ft 3ins (2.71m x 1.90m) Single panel radiator, UPVC sealed unit double glazed window to rear.

OUTSIDE**REAR GARDEN**

Paved patio area, area of lawn with flower border, outside tap and timber garden shed.

SERVICES

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

LOCAL AUTHORITY

Canterbury City Council, Council Offices, Military Road, Canterbury

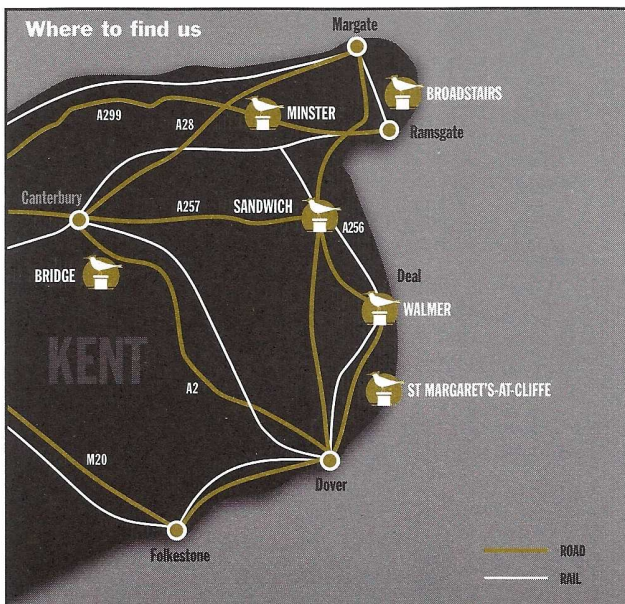
COUNCIL TAX BAND B**VIEWING ARRANGEMENTS**

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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