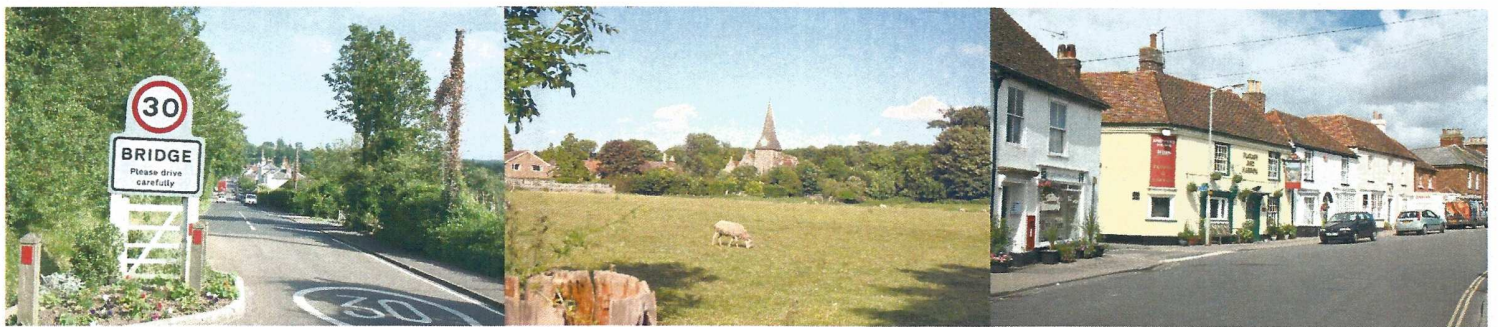


BR003527

An exciting development of just 3 cottages combining contemporary styling and specification with a central village location.



**Dering Road
Bridge
£249,995**

Offices at:

- Sandwich 19 Market Street, Sandwich, Kent CT13 9DA
- Canterbury 88 High Street, Bridge, Canterbury, Kent CT4 5LB
- Broadstairs 46 High Street, Broadstairs, Kent CT10 1JT
- Ramsgate 71 High Street, Minster, Kent CT12 4AB
- Dover 3 High Street, St Margaret's-at-Cliffe, Dover, Kent CT15 6AT
- Deal 17 The Strand, Walmer, Deal, Kent CT14 7DY

- tel (01304) 612197 fax 617778 email sandwich@colebrooksturrock.co.uk
- tel (01227) 831999 fax 832521 email bridge@colebrooksturrock.co.uk
- tel (01843) 863100 fax 865050 email broadstairs@colebrooksturrock.co.uk
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- Land & Development 19 Market Street, Sandwich, Kent CT13 9DA tel (01304) 612197 fax 617778 email landanddevelopment@colebrooksturrock.co.uk

BRIDGE VILLAGE

The sought after village of Bridge lies just to the South East of Canterbury and offers a wealth of facilities including mini market, family butchers, bakers, Post Office, pharmacy, doctors surgery (with alternative therapy centre) dentist and hairdresser. There is an excellent primary school, three pubs and a restaurant as well as regular bus service into Canterbury.

Canterbury 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 PROPERTIES

This exciting development by Chartwell Homes Ltd of three, terraced cottages with **NHBC Warranty**.

The cottages comprise of the following accommodation:

Lounge/dining room, stylish fitted kitchen with integrated appliances and cloakroom to the ground floor and three bedrooms, and bathroom to the first floor.

Outside there are gardens leading to private parking with garaging.

For further information and sight of plans please contact our **Bridge office on 01227 831999**

ENTRANCE HALL

LOUNGE/DINER 23' 11 x 11' 6 (7.30m x 3.50m) widening to 12' 10 (3.90m)

KITCHEN 10' 6 x 8' 10 (3.20m x 2.70m) to include units

BEDROOM ONE 12' 10 x 10' 6 (3.90m x 3.20m)

BEDROOM TWO 12' 8 x 10' 2 (3.85m x 3.10m)

BEDROOM THREE 10' 2 x 9' 0 (3.10m x 2.75m) narrowing 5'11 (1.80m)

BATHROOM

GARDENS & GARAGE

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 TO BE ASSESSED

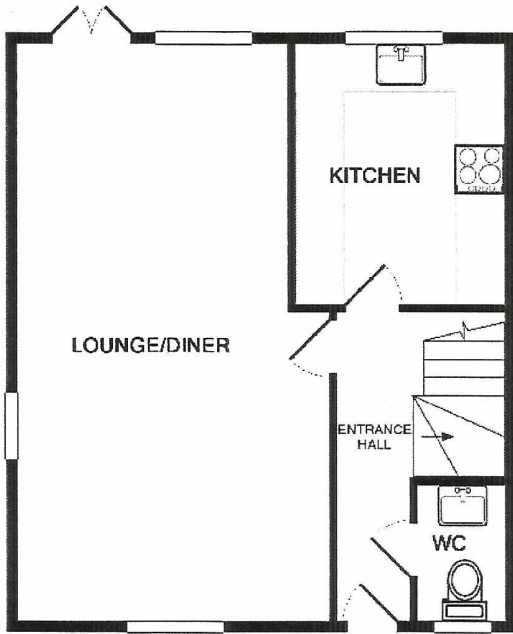
VIEWING ARRANGEMENTS

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

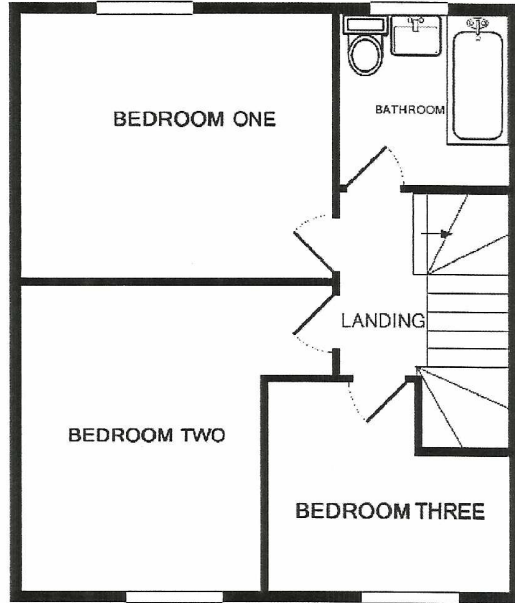
AGENTS NOTE

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.

Unit 1



GROUND FLOOR
APPROX. FLOOR
AREA 45.3 SQ.M.
(488 SQ.FT.)

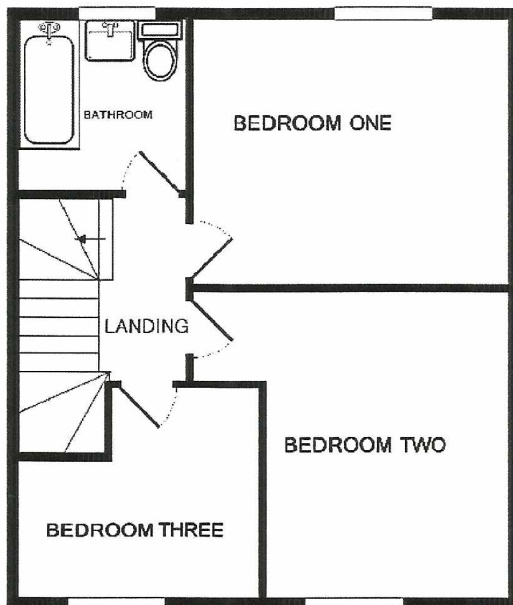


1ST FLOOR
APPROX. FLOOR
AREA 45.3 SQ.M.
(488 SQ.FT.)

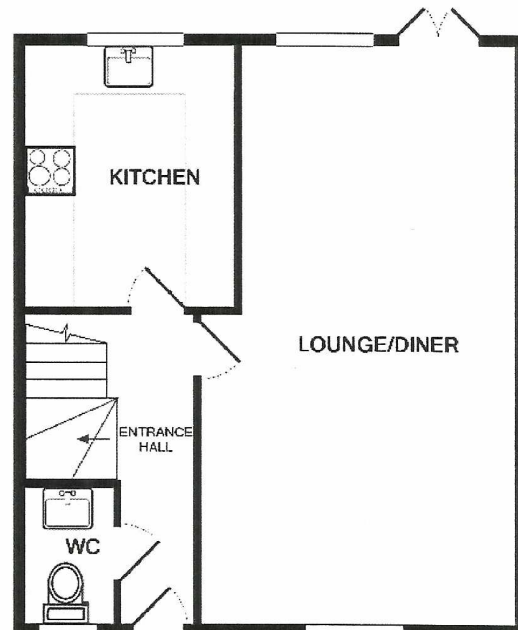
TOTAL APPROX. FLOOR AREA 90.7 SQ.M. (976 SQ.FT.)

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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Units 2&3



1ST FLOOR
APPROX. FLOOR
AREA 45.3 SQ.M.
(488 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 45.3 SQ.M.
(488 SQ.FT.)

TOTAL APPROX. FLOOR AREA 90.7 SQ.M. (976 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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