

Bairstow Eves

EXCLUSIVE HOMES

CANTERBURY OFFICE

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63 RIVERSIDE CLOSE, BRIDGE, CANTERBURY, KENT CT4 5TN

This four bedroom detached house is situated within the popular village of Bridge. Accommodation comprises porch, entrance hall, sitting room, dining room, study, kitchen/breakfast room and utility room to the ground floor. The first floor consists of four bedrooms one with an en-suite shower room and a family bathroom. Additional benefits include gas fired central heating, double glazing, a garage and a village location. An internal viewing is highly recommended to appreciate the space, accommodation and location that this property has to offer so please call our office now for more information, to arrange a viewing and to avoid disappointment.

PRICE: £310,000 Freehold

*** FOUR BEDROOM DETACHED HOUSE ***

*** GARAGE * POPULAR LOCATION ***

*** EN-SUITE SHOWER ROOM * STUDY * TWO RECEPTION ROOMS ***

Directions: Proceed out of Canterbury via A2050 New Dover Road. This road will join the A2. Follow this road until you see signs for Bridge. Take the slip road for Bridge and at the crossroads turn right into Bekesbourne Road. At the next cross roads turn left onto the High Street and follow down the hill into the village. Turn left into Patricbourne Road and left again into Riverside Close.

Ref: 251102/RHW/162

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Bairstow Eves Kent Limited Registered Office: 78 High Street, Eltham, London SE9 1BX. Registered in England Number: 2994057

Amenities: The Cathedral City of Canterbury offers a wide range of shopping, educational and recreational facilities, two main line railway stations and main road communications to London and the Kent coast.

Viewing: Strictly by appointment through the Vendor's Agent as above.

ACCOMMODATION

PORCH: Door to:

ENTRANCE HALL: 13'2 x 8' Stairs to first floor. Radiator. Doors to:

DOWNSTAIRS CLOAKROOM: Radiator. WC. Wash hand basin. Wall tiling.

SITTING ROOM: 18' x 13' Open fireplace with brick surround and hearth. Built in TV/HI FI shelving unit. Glazed door. Access to:

DINING ROOM: 13' x 11' Sliding patio doors leading to rear garden. Radiator.

STUDY: 8'10 x 7'7 Range of open shelving units. Radiator. Double glazed window to side.

KITCHEN/BREAKFAST ROOM: 13'10 x 11' Range of pine fronted wall and base units with work surfaces over incorporating a double drainer stainless steel sink unit. Ceramic floor tiling. Part tiled walls. Space for cooker and Xpelair. Waste disposal unit. Inset ceiling lighting. Double glazed window to rear.

UTILITY ROOM: 11'2 x 6'10 Plumbing for automatic washing machine and dishwasher. Deep glazed sink. Potterton Kingfisher gas fired boiler supplying domestic hot water and gas central heating. Fitted wall cupboard and larder cupboard. Door to rear.

FIRST FLOOR LANDING: Airing cupboard housing hot water cylinder and electric immersion heater.

BEDROOM 1: 13'3 x 13' plus door recess Radiator. Double glazed window to front. Walk in wardrobe 5' x 4'1.

EN-SUITE SHOWER ROOM: Matching suite comprising WC. Vanity sink unit. Shower tray with screen. Dolphin shower unit. Wall and floor tiling. Double glazed frosted window to front. Radiator. Light and shaver point.

BEDROOM 2: 13' x 11' Radiator. Double glazed window to rear.

BEDROOM 3: 12'5 x 11' Double glazed window to front. Radiator. Access to loft, which is part boarded. Lit roof space which can be accessed via a descending ladder. Double wardrobe with storage cupboard over.

BEDROOM 4: 11' x 8'10 Double wardrobe. Double glazed dual aspect windows. Radiator.

FAMILY BATHROOM: Matching suite comprising panel bath with mixer tap and shower attachment over. Rail and curtain. Light and shaver point. Pedestal wash hand basin. Low level WC.

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GARDENS: Corner plot garden to front and side, which are mainly laid to lawn. Well established borders with a variety of plants, flowers, shrubs and trees.

GARAGE: Approximately 16' x 15'6 Double up and over door. Power and light. Rear access door. Additional off road parking.

WE ARE AWAITING CONFIRMATION FROM THE VENDOR THAT THE ABOVE INFORMATION CONTAINED IN THESE DETAILS IS ACCURATE. PLEASE DO NOT HESITATE TO CONTACT US PRIOR TO VIEWING THIS PROPERTY SHOULD YOU REQUIRE CLARIFICATION ON ANY OF THE ABOVE.

IMPORTANT NOTICE: BAIRSTOW EVES ESTATE AGENTS HAVE NOT TESTED ANY INCLUDED EQUIPMENT OR CENTRAL HEATING SYSTEM MENTIONED IN THESE PARTICULARS AND PURCHASERS ARE ADVISED TO SATISFY THEMSELVES AS TO THEIR WORKING ORDER AND CONDITION.

For professional survey and valuation advice please call Countrywide Surveyors on 01227 784479.

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Mortgages are available subject to status and satisfactory valuation. A life assurance product may be required. Written quotations are available on request from Countrywide Financial Services Ltd, Sovereign House, Hockliffe Street, Leighton Buzzard LU7 1GT. A mortgage advice related fee of up to 1% of the amount borrowed may be charged depending on the type of product. APR may vary. Countrywide Assured Financial Services is registered with the Mortgage Board under registration number 5161936.

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