



COLEBROOK STURROCK & CO

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Incorporating Priors Estate Agency



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○ Minster, Ramsgate
tel 01843 823200

○ St Margaret's, Dover
tel 01304 852212

○ Walmer, Deal
tel 01304 381155



A Desirable Four Bedroom Detached Family Home
Known As

4
Riverside Mews
Bridge
Nr Canterbury

£227,500

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.

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.

DIRECTIONS

From the village turn left by The Red Lion public house into Patricxbourne Road take the first left into Riverside Close and then take second left into Riverside Mews the property can be found on the right hand side.

Offices at

<input type="radio"/> Sandwich	19 Market Street, Sandwich, Kent CT13 9DA	tel (01304) 612197 fax 617778	email sandwich@colebrooksturrock.co.uk dx 200506 Sandwich
<input type="radio"/> Canterbury	88 High Street, Bridge, Canterbury, Kent CT4 5LB	tel/fax (01227) 831999	email bridge@colebrooksturrock.co.uk
<input type="radio"/> Broadstairs	46 High Street, Broadstairs, Kent CT10 1JT	tel (01843) 863100 fax 865050	email broadstairs@colebrooksturrock.co.uk
<input type="radio"/> Ramsgate	71 High Street, Minster, Kent CT12 4AB	tel/fax (01843) 823200	email minster@colebrooksturrock.co.uk
<input type="radio"/> Dover	3 High Street, St Margaret's-at-Cliffe, Dover, Kent CT15 6AT	tel (01304) 852212 fax 853632	email st.margarets@colebrooksturrock.co.uk
<input type="radio"/> Deal	17 The Strand, Walmer, Deal, Kent CT14 7DY	tel (01304) 381155 fax 381166	email walmer@colebrooksturrock.co.uk

lettings email lettings@colebrooksturrock.co.uk

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

To include units 9'0 X 12'0 max (2.74m X 3.65m). 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 and dishwasher, space for 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 (3.65m X 3.50) Single panel radiator, double glazed window to front, telephone point, TV aerial point.

ENSUITE 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 (3.65m X 2.74m) Single panel radiator, double glazed window to rear.

BEDROOM THREE

12'2 X 9'0 max (3.70m 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 hardstanding for several cars, raised brick flower beds and border, outside meters, up and over door to:

SINGLE GARAGE

Power and light approximately 18'6 X 8'10 (5.63m X 2.69m) narrowing to 8'0 (2.43m) 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. Tel: 01227 862000.

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.