

ANGELA HIRST

SURVEYORS & VALUERS

R147

**10 HIGH STREET
BRIDGE
NEAR CANTERBURY
KENT**



SITUATED

In the centre of the village within a short walk of the local amenities, including village shops, Public Houses, School and Church. The Cathedral City of Canterbury (2 miles) offers excellent shopping, recreational and educational facilities and there is good access to the Coastal Port of Dover and the M2 Motorway via the A2 truck road.

DESCRIPTION

A character regency village residence offering comfortable and well planned accommodation arranged on four floors. The property benefits from gas fired central heating, many original features including banisters and fireplaces, enclosed rear gardens and a large detached garage.

DIRECTIONS

Heading out of canterbury follow signs for bridge. No 10 High Street will be found on the right hand side as you enter the village.

PRICE £115,000

TENURE Freehold.

POSSESSION Upon Completion of the purchase.

SERVICES All mains services are connected to the property.

LOCAL AUTHORITY Canterbury City Council, Military Road, Canterbury (0227) 763763.

VIEWING By appointment with the agents.
Telephone (0227) 765533.

THE ACCOMMODATION COMPRISES:-

Front door to:

ENTRANCE With attractive archway to inner hallway.
Radiator.

SITTING ROOM 25'0" x 14'0" (max). Split level Double aspect room with open fireplace with decorative surround housing coal effect gas fire with display alcoves to both sides and a built in cupboard. Telephone point, TV aerial point. Two radiators radiators. Original shutters to front windows.

Stairs to basement:

B'FAST ROOM 16'6" x 10'0". Fireplace housing solid fuel stove. Radiator. Built in cupboards. 3 wall light points. Telephone point, TV aerial Point.

DINING ROOM 18'0" x 12'0" of particular feature with exposed beams to ceiling. Large built in storage cupboard. 4 wall light points. Radiator.

KITCHEN 12'0" x 7'0". Fully fitted modern floor and wall hung units. Stainless steel sink and drainer. Potterton gas boiler for Central Heating and domestic hot water. Gas and electric cooker points. Large walk in larder cupboard. Door to rear gardens.

REAR LOBBY Radiator. Access to large walk in storage area. Built in broom cupboard.

UTILITY/CLOAKROOM Plumbing for washing machine. Low level WC and hand basin.

Stairs from the Entrance Hall to first floor landing

BEDROOM 1 11'0" x 10'0" hand basin. Built in airing cupboard with lagged hot water cylinder. Radiator.

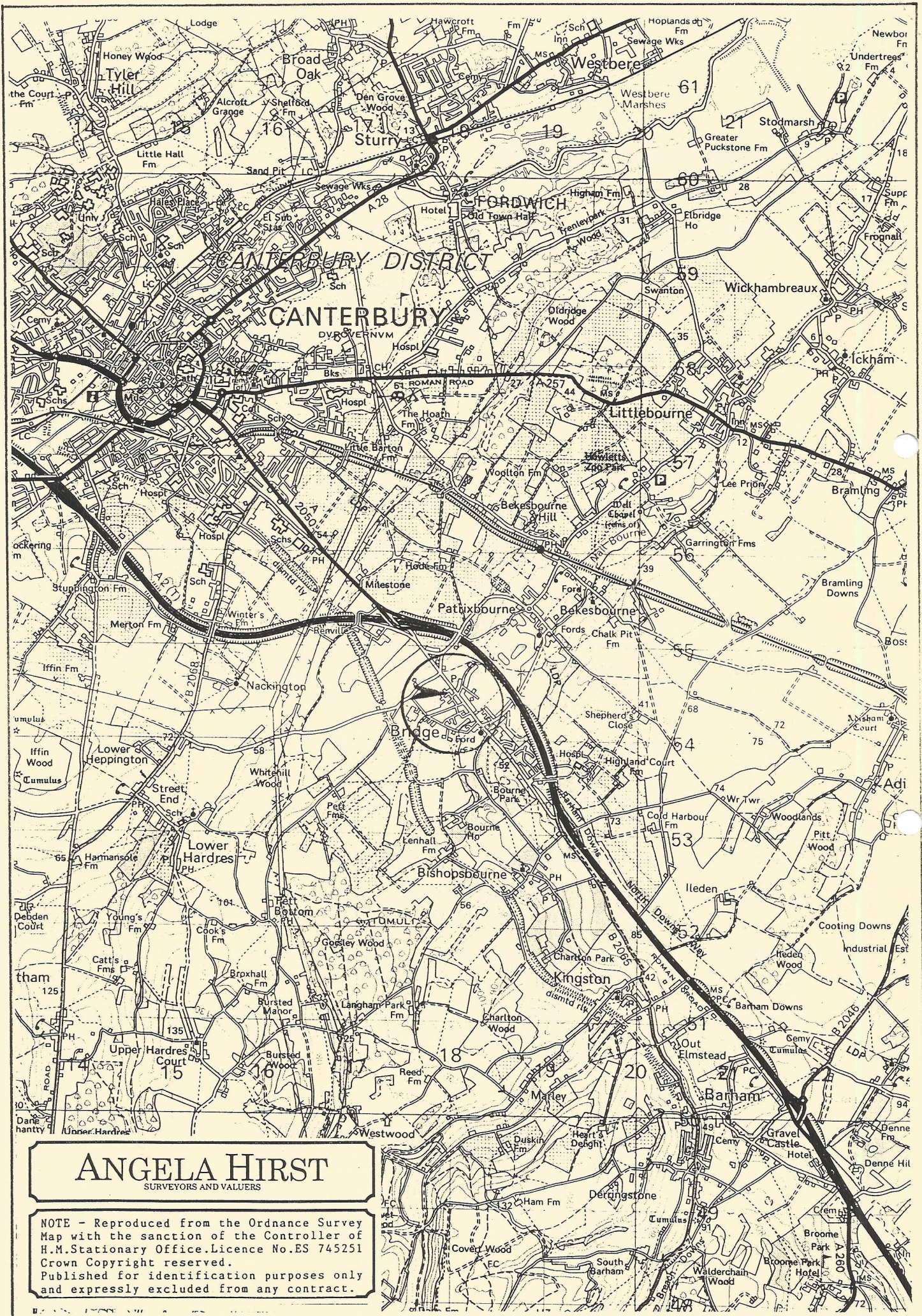
BATHROOM Suite comprising bath with shower over, low level WC and hand basin. Radiator.

BEDROOM 2 13'6" x 10'0". Telephone point. Built in fitted wardrobes to either side of sealed fireplace. Radiator.

Stairs to second floor

BEDROOM 3 13'6" x 12'6" Wall mounted modern storage heater. Eaves storage cupboard.

OUTSIDE To the rear of the property there is a York Stone terrace area and mature enclosed gardens beyond. Garage with electricity supply connected.



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