



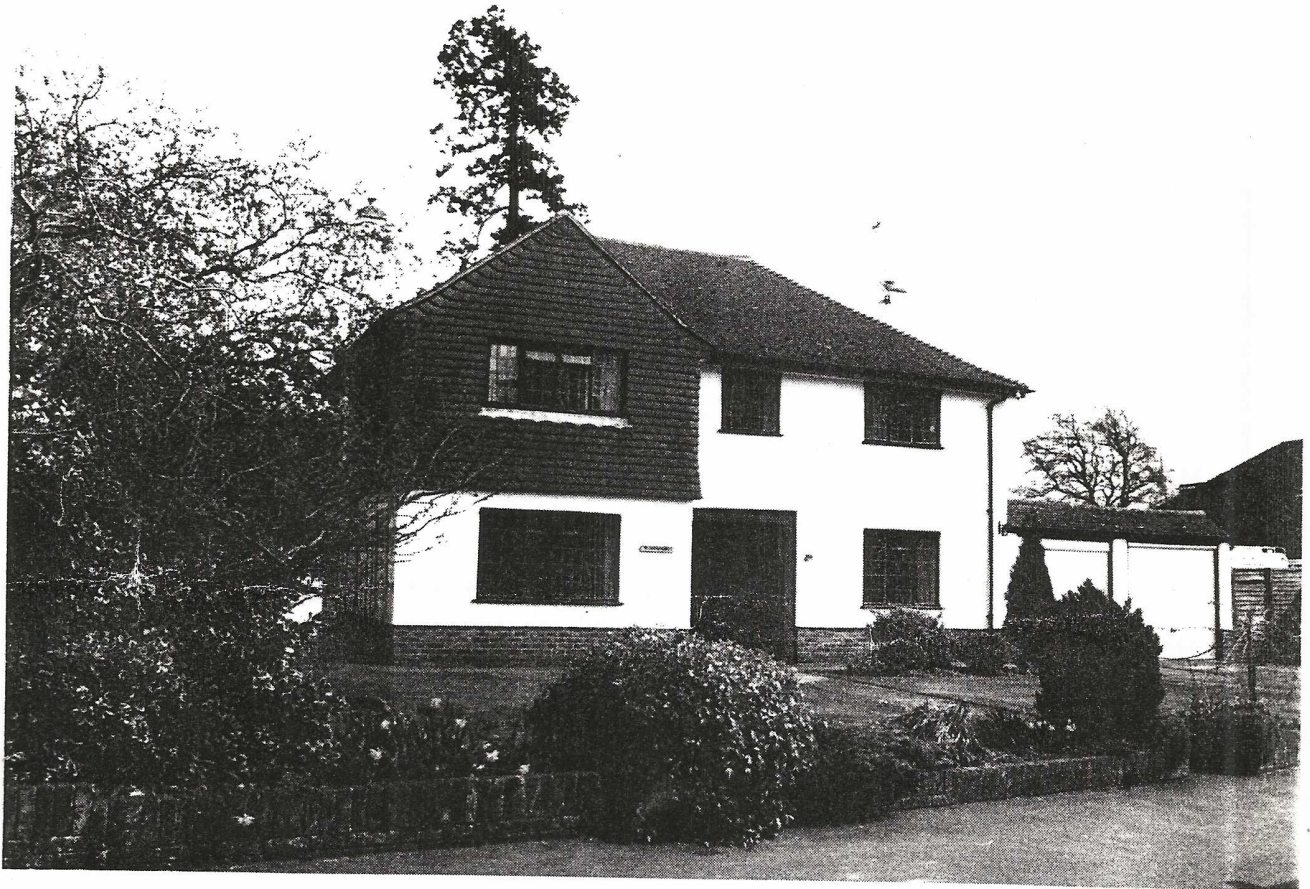
# BLACK HORSE AGENCIES

## Geering & Colyer

264

7/96.

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Telephone (01227) 457253 Fax (01227) 763319



**ROWENHURST, 10 CONYNGHAM LANE, BRIDGE CANTERBURY**  
**KENT CT4 5JX.**

- \* DETACHED HOUSE \* 4 BEDROOMS \* 2 RECEPTION ROOMS \*
- \* KITCHEN/BREAKFAST ROOM \* GROUND FLOOR CLOAKROOM \*
- \* FAMILY BATHROOM \* DOUBLE GARAGE \*
- \* SECONDARY DOUBLE GLAZING \* HEATING SYSTEM \*
- \* FRONT AND REAR GARDENS \*

**PRICE £154,950**

NOTE—THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.  
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A detached 4 bedroom house situated within the village of Bridge, which lies within 3½ miles of Canterbury on the South side of the city. Bridge offers a range of facilities, including local/general store, butchers, newsagent, post office, doctors and dentist, bus service and recreational facilities.

Canterbury's wide range of facilities include two main line railway stations, principal bus stations, many chain stores, educational establishments and recreational opportunities.

Early viewing of this 4 bedroom detached house situated favourably within the popular village of Bridge is strongly recommended.

**GROUND FLOOR**

- RECESS PORCH** Surrounding oak beams, bench seat, two leaded light windows and half glazed door into:
- HALLWAY** Stairs to first floor, double radiator, telephone point, power points, 2 wall lights.
- CLOAKROOM** With wash hand basin, cupboards under, low level w.c, coat hooks with shelf above.
- SITTING ROOM** 6.10m(20') x 3.61m(11'10") with open fire place, brick surround and tiled hearth, 2 x double radiators, double glazed patio doors to exterior, secondary double glazing, power points, television aerial point, built in cupboard, telephone/fax point.
- DINING ROOM** 3.66m(12') x 3.66m(12') with radiator, secondary double glazing, power point, serving hatch to:
- KITCHEN/  
BREAKFAST ROOM** 3.61m(11'10") x 3.00m(9'10") plus 1.98m(6'6") x 2.21m(7'3")  
With stainless steel single drainer twin bowl sink unit, mixer taps set in work top with 4 double cupboards and single cupboard under plus drawers, 4 ring gas hob with electrically lit extractor fan, carousel unit, electric double oven to side, 2 x double and 2 x single wall cupboards, end display units, built in cupboard housing gas boiler, space for fridge with shelf above, splash back wall tiling, power points, under wall cupboard, 2 concealed lights under wall units, radiator door to:

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**UTILITY ROOM** 1.52m(5') x 3.02m(9'11") with work top, plumbing for washing machine, external vent for tumble dryer, connection for spin-drier, space for freezer, power points, range of cupboards, door to exterior.

**FIRST FLOOR**

**LANDING** With access to loft space with electric lighting and ladder attachent, power point, radiator, built in airing cupboard with light, secondary double glazing.

**MASTER BEDROOM** 3.35m(11') x 3.61m(11'10") to front of wardrobes, 2 x double cupboards, additional cupboard set in alcove with shelf above, radiator, secondary double glazing, power points.

**BEDROOM** 3.63m(11'11") x 3.51m(11'6") with radiator, secondary double glazing, power points.

**BEDROOM** 2.69m(8'10") x 2.54m(8'4") built in cupboard and desk shelves, radiator, secondary double glazing.

**BEDROOM** 2.59m(8'6") x 3.51m(11'6") with radiator, secondary double glazing, power point.

**FAMILY BATHROOM** 'L' shaped with panelled bath, mixer taps and shower hose, pedestal basin, low level w.c, radiator, local wall tiling, secondary double glazing.

**EXTERIOR**

**FRONT GARDEN** Laid to lawn, well stocked flower beds, concrete driveway to:

**DOUBLE GARAGE** With twin up and over doors, power and light, door to exterior (rear garden).

**REAR GARDEN** 12.19m(40') x 21.34m(70') laid to lawn, well stocked beds, patio area with outside tap.

**VIEWING** By appointment with Black Horse Agencies Geering & Colyer. Telephone 01227 457253.



are you **100%** sure you've  
thought of everything?

There are so many things to think about when you're moving, it's all too easy to forget something important.

Which is why not only will Black Horse Agencies help you find the right property, but also help you work out the rest, including finding the right mortgage.

For **FREE** advice call us today.  
**01227 457253**

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS  
ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Written quotations are available. Lending is subject to status and security will be required. Life assurance may be required.

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