

'Trafalgar'
4A BREWERY LANE
Bridge

SPRING
1999



A SPACIOUS MODERN DETACHED FAMILY HOUSE
IN THE CENTRE OF THE VILLAGE

Hall, Cloakroom, Lounge, Dining room, Conservatory, Study, Fitted Kitchen,
Utility room, Main Bedroom with ensuite Bathroom, 3 further Bedrooms, family Bathroom.
Gas central heating. Front and rear gardens. Large attached car port.

£185,000 freehold - Under offer.

'Trafalgar' is situated in a 'tucked-away' position near the centre of the village of Bridge with its wide range of local shops, church, recreation ground, excellent primary school and good road links to Dover and Canterbury (about 3 miles).

The accommodation, which has the benefit of gas-fired central heating, comprises:-

continued...

18837/GC/VB/699



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These particulars are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of any contract. Should the property be found to be sold, let or withdrawn Messrs. Amos & Dawton will not accept responsibility for any expense or loss thereby incurred.

Accommodation *(with approximate measurements)*

Ground Floor

Canopied Entrance Porch with tiled floor, panelled front door to:-

Hall Double radiator, wall light points, stairs to first floor, door to conservatory.

Cloakroom with wash basin, w.c. and radiator.

Lounge 19'2" x 13'5" (5.84m x 4.09m) with french doors to rear garden, superb open brick fireplace with tiled hearth, 2 double radiators, dimmer switch, wall light points, television point and side window.

Dining Room 13'2" x 10'3" (4.01m x 3.12m) with rear window, double and single radiators and double doors to:-

Conservatory 11'10" x 7'10" (3.61m x 2.39m) with 2 double glazed full length sliding rear patio doors, tiled floor, double radiator, double glazed side window.

Study 10'10" x 10'4" (3.30m x 3.15m) with front and side windows, double radiator, wall light points.

Fitted Kitchen 9'9" x 8'3" (2.97m x 2.51m). Fitted with Europa split-level oven having cupboards over and under, quarry tiled floor, worktop with 1½ bowl sink and cupboards and drawers under, front window, worktop with cupboard and drawer under, worktop with drawers under, worktop with built-in Phillips gas hob, telephone point, Ignis cooker extractor hood, wall cupboards, worktop with cupboard and shelving under, opening to dining room, open arch to:-

Utility Room 7'8" x 4'10" (2.34m x 1.47m) with quarry tiled floor, stainless steel sink with cupboard under, worktop with space under, wall-mounted gas-fired boiler supplying domestic hot water and central heating, front window, tiled walls, fitted storage cupboards and door to:-

Covered Storage Area 14'2" x 4'2" max. (4.32m x 1.27m) with external front and rear doors, striplight.

First Floor

L-shaped Landing with rear window, radiator, wall light points, access to loft space, panelled doors to all rooms, large built-in double airing cupboard housing lagged tank.

Bedroom 1. 13'4" x 12'8" (4.06m x 3.86m) with rear window, telephone point, double radiator, dimmer switch, door to:-

Ensuite Bathroom Champagne coloured suite comprising panelled bath with mixer taps, pedestal basin, w.c., bidet, tiled shower cubicle, tiled walls, shaver point, radiator, wall light point.

- Bedroom 2. 13'6" x 10'2" (4.11m x 3.10m) with 2 rear windows and radiator.
- Bedroom 3. 13'3" x 10'6" (4.04m x 3.20m) with front window, radiator.
- Bedroom 4. 9'10" x 7'9" (3.00m x 2.36m) with front window and radiator.
- Family Bathroom with panelled bath having mixer taps and shower attachments, pedestal basin, w.c., tiled walls and radiator.

Outside

There is a small lawned front garden and flower beds. Pleasant enclosed rear garden measuring about 63' x 23' (19.20m x 7.01m), laid to lawn with brick paved area, trees, shrubs and flower borders. There is a stream running at the rear of the back garden. Side gate into car port.

The property is approached via a long tarmac drive from Brewery Lane which leads to an attached **Car Port**, 19'5" x 17' (5.92m x 5.18m), with a pitched roof and paved floor.

Agent's Note

Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale - some aspects may have changed since they were taken. No person in the employment of Amos & Dawton has authority to make or give any representation or warranty whatever in relation to this property.

Council Tax

Rates payable 1999/2000. Band 'F' - £1102.64 (Verbal enquiry only of Canterbury City Council).

Viewing

By previous appointment through AMOS & DAWTON, Canterbury (01227) 454111. Open 7 days a week.

Date

These particulars were prepared on 30th June 1999.

Mortgage Service

We would be happy to assist you with your financial arrangements to purchase this or any other property through our association with independent financial advisers. Please enquire for further information - without any obligation.