

John Bishop
AND ASSOCIATES

Estate Agents · Surveyors · Planning Consultants



8 THE CLOSE
UNION ROAD, BRIDGE
CANTERBURY, KENT

PRICE:

£69,950

LEASEHOLD

Sitting Room : Kitchen/Diner : 2 Bedrooms
Bathroom : Front Garden : Parking Space
Period Conversion : Delightful Setting

Description

This period conversion of a former workhouse which dates back to 1835 provides a unique living experience. Grade II Listed, these highly desirable properties, which were converted in 1985 overlook a quadrangle with the original Chapel situated in the middle. This particular 2 bedroom terrace house has bright rooms and benefits from gas central heating. Allocated parking is provided for residents with space also being available for visitors.

Village shops, Post Office, primary school, doctors surgery, pubs and restaurant are all available within Bridge, whilst Canterbury itself with its excellent facilities is within only 3 miles.

5 Dover Street, Canterbury, Kent CT1 3HD

Tel: 01227 764884

Fax: 01227 785554

Short term car park adjacent to office.

8 The Close, Union Road, Bridge

The accommodation with approximate room measurements comprises:

SITTING ROOM 13' x 10' (3.96m x 3.05m). A cosy room with 2 windows overlooking the front and a window to the rear. Double radiator, telephone point, TV aerial socket.

KITCHEN/DINER 13'9 x 10' max. (4.19m x 3.05m). Bright and airy room which can accommodate a table and chairs. Fitted units with pine doors comprising wall cabinets and base cupboards. Inset 1½ bowl sink unit with mixer tap, plumbing for washing machine, Hygena electric oven, gas hob and extractor canopy. Round edge work tops. General storage recess beneath staircase, double radiator.

LANDING Radiator, wall mounted gas boiler supplying central heating and domestic hot water.

BEDROOM 1 10'8 x 10' (3.25m x 3.05m). Radiator, windows to front and rear, telephone point, door out onto front balcony.

BEDROOM 2 7'2 x 9'3 plus recess (2.18m x 2.82m). Windows to front, radiator.

BATHROOM Armitage Shanks suite, champagne in colour. Panelled bath with Triton electric shower unit over, wash hand basin and low level WC. Built in airing cupboard, radiator, access to loft space.

OUTSIDE Area of garden to the front enclosed by low red brick wall. Various spring bulbs, shrubs and lawn. **ALLOCATED PARKING SPACE** and visitor parking.

NOTES 999 year lease from 24th June 1989.

Service Charge (1996-97) £458.70 includes Ground Rent, Buildings Insurance and Maintenance. Charges are reviewed annually on 1st April.

COUNCIL TAX BAND C

VIEWING By appointment only through JOHN BISHOP & ASSOCIATES

PROPERTY MISDESCRIPTIONS ACT 1991

These details have been prepared in accordance with this Act and are believed to be correct. However, if there are any points of particular importance, please telephone to verify the correctness of these details before viewing, particularly if contemplating travelling some distance to view.

The Agent has not tested any services, apparatus or fixtures and fittings, including heating and electrical systems, and cannot verify that they are in full working order. The buyer is advised to make independent enquiries to confirm any such matters that may be of concern.