

21 UNION ROAD Bridge



A SUPERB SEMI-DETACHED HOUSE NEAR THE CENTRE OF THE VILLAGE

Hall. Lounge. Dining room. Kitchen. Cloakroom. 3 Bedrooms. Bathroom. Separate w.c.
Gas central heating. Sealed unit double glazing. Car parking space.
Front garden. Large rear garden 110' long.

£94,950 freehold

Situated near the centre of the village of Bridge with its wide range of local shops, church, recreation ground, primary school and being only about 3 miles from the Cathedral City of Canterbury. Bridge is a bypassed village lying just off the A2 with its good road links to Dover and the Continent and to London via the M2.

This excellent semi-detached house has the benefit of gas-fired central heating, sealed unit double glazing and the following accommodation:-

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18462/GC/VB/797



Chartered Surveyors. Auctioneers. Valuers. Estate Agents

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D.C.Venton FRICS

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 Should the property be found to be sold, let or withdrawn Messrs.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

Semi-circular brick-edged Entrance Porch with front door and 2 side lights. Door with 2 glazed side lights to:-

Hall	with stairs to first floor, gas heater, radiator, understairs cupboard, telephone point.
Lounge	14'4" X 10'6" (4.37m x 3.20m) with front bay window, double radiator, telephone point, brick fireplace having fitted gas fire.
Dining Room	11'9" X 10'9" (3.58m x 3.28m) with brick fireplace with display niches and tiled hearth, 2 radiators, door to rear garden, serving hatch to:-
Kitchen	8'9" X 7'3" maximum (2.67m x 2.21m) with stainless steel sink with cupboards under, adjacent worktop with space under, side window, wall cupboards, electric wall fire, worktop with cupboard and drawers under, gas point, tiled walls, wall-mounted gas-fired boiler supplying domestic hot water and central heating, external side door, built-in larder cupboard, built-in shelved cupboard and door to:-
Rear Lobby	with tiled walls, glazed rear window and door to:-
Cloakroom	with wash basin, w.c., radiator, tiled walls and side window.

First Floor

Landing	
Bedroom 1.	14'4" X 10'2" (4.37m x 3.10m) average, with front bay window, radiator, tiled fireplace and built-in double wardrobe.
Bedroom 2.	11'9" X 8'10" (3.58m x 2.69m) with radiator, rear window, 2 built-in double wardrobes.
Bedroom 3.	8'1" X 6'11" (2.46m x 2.11m) with front window, radiator,
Bathroom	with bath having mixer tap and shower attachments, vanity basin with cupboards under, radiator, built-in airing cupboard housing lagged hot water tank.
Separate w.c.	with w.c. and tiled walls.

Outside

The front garden is laid to lawn with shrubs and flower borders. There is a tarmac drive at the side with car standing for 2 cars, wrought iron side access gate. Most of the garden lies to the rear and measures about 110'0" X 26'0" (33.53m x 7.92m), laid to lawn with shrubs, paved patio, summer house and timber shed.

Agent's Note

Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact.

Council Tax

Band 'D'. (Verbal enquiry only)

Viewing

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

Date

These particulars were prepared on 2nd July 1997.

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 whatsoever.