



# General Accident Property Services

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DOING MORE TO GET YOU MOVING



## ADDRESS

**8 High Street  
Bridge  
Near Canterbury  
Kent CT4 5JY**

## PRICE

**£97,500 Freehold**

## VIEWING

**To arrange a viewing call in  
at our Canterbury office or  
telephone 01227 454925**

## DETAILS

- **Charming house**
- **Listed Grade II**
- **Village location**
- **Three bedrooms**
- **Two reception rooms**
- **Renovated in last 3 months**
- **Overseen by local architect**
- **Parking**

General Accident Property Services, 3 St Margaret's Street, Canterbury, Kent CT1 2TP Telephone (01227) 454925 Fax: 464802

**RESIDENTIAL SALES AND LETTINGS • OFFICES THROUGHOUT THE COUNTRY**



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2. In Scotland: Stuart Wyse Ogilvie Estates Limited. Registered in Scotland No. 65816. Registered Office: Pitheavlis, Perth, Scotland PH2 0NH.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.  
Do so particularly if contemplating travelling some distance.

PPP0399a (02/96)

## 8 High Street Bridge Near Canterbury Kent CT4 5JY

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**SITUATION:** Positioned on the right as you enter the village from Canterbury.

**DESCRIPTION:** A delightful character village house arranged over three floors. Renovated in the last few months under supervision of local architect.

(Please note that all measurements given are approximate.)

### GROUND FLOOR

Wood panelled front door with ¼ light into:

**ENTRANCE HALL:** Double panelled radiator. Stairs to first floor and lower ground floor.

**LOUNGE:** 3.708m x 3.277m (12'2" x 10'9") Sash windows to front. Open fire place. Two fitted cupboards to recesses either side. Double panelled radiator.

**BEDROOM 3:** 3.353m x 2.819m (11' x 9'3") into recess. Attractive iron duck nest fire place.

### LOWER GROUND FLOOR

**KITCHEN:** 4.166m x 2.438m (13'8" x 8') to include units. Fitted kitchen with inset 1 ½ bowl sink unit with cupboards and drawers under. Work top with four ring electric hob. Low level oven and extractor over. Space for automatic washing machine and dishwasher. Complementary wall tiling. Wall mounted gas boiler supplying domestic hot water and central heating. Quarry tiled floor. French windows. Door to side. Opening to:

**BREAKFAST ROOM:** 3.048m x 2.540m (10' x 8'4") into recess. Built in understairs cupboard. Radiator. Open through to:

**FAMILY ROOM:** 3.277m x 2.946m (10'9" x 9'8") Open fire place. Double panel radiator. Door to:

**SHOWER ROOM:** Wall mounted electric shower. Radiator. Door to:

**CLOAKROOM:** Low level WC. Wall mounted wash hand basin.

### FIRST FLOOR

**LANDING:** Access to loft space. Radiator.

**BEDROOM 2:** 3.404m x 2.388m (11'2" x 7'10") Open fire place. Built in single cupboard. Double panel radiator.

**BEDROOM 1:** 3.124m x 3.302m (10'3" x 10'10") Attractive cast iron fire place. Fitted cupboards to either side. Radiator. Sash window to front.

**BATHROOM:** Comprising of bath, pedestal wash hand basin, low level WC. Radiator.

### GARDEN / GROUNDS

**FRONT:** Pea gravel with iron railings to front boundary. Steps down with access to:

**REAR GARDEN:** 16.154m X 4.267m (53' x 14') Paved patio area. Further area of garden. Parking space approached from rear. Outside tap.

### DIRECTIONS

It is the first property on the right hand side as you approach the village.

### OFFICE OPENING HOURS

Monday to Friday 9am to 6pm

Saturday 9am to 5pm - Sunday 10am to 4pm

CA/5259/BT  
APR 96

D1 01.04.96

WE WILL BE PLEASED TO MAKE YOUR VIEWING APPOINTMENT.

#### Mortgage and Financial Advice

Our team of highly qualified mortgage and financial consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone 01227 472655.

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

Full written quotation available on request.

A suitable life policy, which may be arranged through General Accident Life, may be required. Loans subject to status. Minimum age 18.

General Accident Property Services introduces only to General Accident Life which is regulated by the Personal Investment Authority, for life assurance, pensions and investments.

#### Protecting Your Costs for Total Peace of Mind

With our special cost protection plans for both buyers and sellers you can cover legal costs in the unfortunate event of your sale or purchase falling through (subject to the terms of conditions of the policy). For full details, please telephone 01227 454925.