

2003

# Amos & Dawton

EST. IN CANTERBURY 1889

34 HIGH STREET  
Bridge  
CT4 5JZ



**£160,000 Freehold**

A CHARMING GRADE II LISTED PERIOD COTTAGE  
WITH MANY ORIGINAL FEATURES  
SITUATED IN THE CENTRE OF THIS SOUGHT AFTER VILLAGE

Sitting Room 14'7 x 14'5", Fitted Kitchen/Breakfast Room, Bedroom 1, Attic/Bedroom 2,  
Bathroom. Enclosed rear garden. Gas central heating.



Chartered Surveyors. Auctioneers. Valuers. Estate Agents  
82 Castle Street Canterbury CT1 2QD  
**Tel: 01227-454111** Fax: 01227-450865  
D.C. Venton FRICS

19662/GC/JA/403

[www.amosdawton.co.uk](http://www.amosdawton.co.uk)  
E-mail: [sales@amosdawton.co.uk](mailto:sales@amosdawton.co.uk)

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Bridge is a delightful village located approximately three miles South-east of Canterbury. The village has many amenities including a large number of local shops, recreation ground, pubs, church, primary school and has easy access onto the Canterbury bypass which connects London via the M2 and Dover and the Continent.

34 High Street is a superb Grade II listed period cottage in a Conservation area and has many original features including beams and pine doors. The cottage has gas-fired central heating and the following accommodation:-

**Accommodation** *(with approximate measurements)*

**Ground Floor**

**SITTING ROOM:** 14'7" x 14'5" with front door, brick fireplace, fitted pine floor cupboards, beam ceiling, brick fireplace, polished pine floor boards, side and front windows, two double radiators and opening to:-

**FITTED KITCHEN:** 15'3" x 9'9" maximum narrowing to 6'9" minimum, with sink having cupboards and drawer under, Hygena oven with gas hob, worktop with cupboard and drawer under, tiled worktops, radiator, rear window, ceiling beam, external rear door, wooden floor, gas wall mounted boiler supplying domestic hot water and central heating, worktop with space under, plumbing for washing machine. Integral fridge and separate freezer.

**First Floor**

**LANDING:** of an L-shape (on two levels), beamed wall, side window, radiator, stairs to second floor and understairs storage area.

**BEDROOM 1:** 12'6" x 10' with beam ceiling, front window, radiator and built-in wardrobe.

**BATHROOM:** with bath, pedestal basin, w.c., radiator, extractor fan, mirror light/shaver point.

**Second Floor**

**ATTIC/BEDROOM 2:** 12'9" x 10'7" maximum (this room is garretted and has a floor to ceiling height of 5'9") side window, radiator, built-in recess.

**Outside**

There is a pleasant rear garden approximately 78' long with lawn, paved patio, outside w.c., outside tap, side pedestrian gate. There is a right-of-way giving access for a neighbouring property.

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**Council Tax:** Rates payable 2003/2004. Band 'C' - £973.92 (Verbal enquiry only of Canterbury City Council)

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

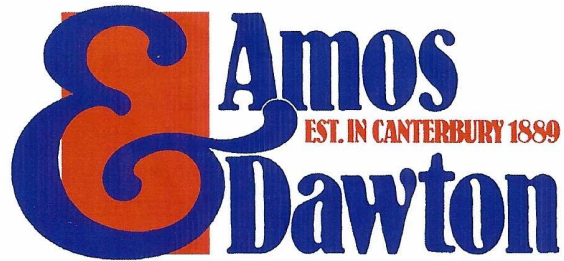
**Date:** These particulars were prepared on 10 April 2003.

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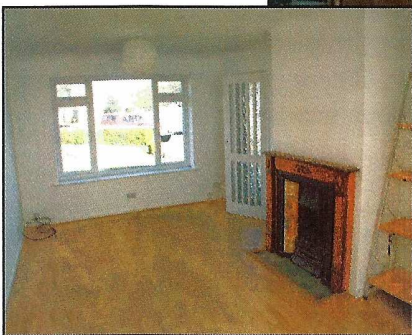
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2003



**12 GREEN COURT**  
**Bridge**  
**CT4 5LU**



**£185,000 Freehold**  
**Vacant possession upon completion**

**AN ATTRACTIVE MODERN SEMI-DETACHED HOUSE  
IN THE CENTRE OF THIS POPULAR VILLAGE**

Hall, Lounge/Diner, Kitchen, Conservatory, 3 Bedrooms, Bathroom. Gas central heating.  
Sealed unit double glazing to most windows. Burglar alarm system. Front and rear gardens. Garage.



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Bridge is an attractive and bypassed village lying about three miles South-east of Canterbury amongst beautiful rolling downland at the head of the Elham valley. The village provides a good selection of local shops, including a butchers, bakers and small supermarket. Other amenities include a doctor's surgery, recreation ground, fine ancient church and several old pubs. Public transports runs from the village to Canterbury (three miles) and there is easy access onto the A2 Canterbury bypass to London and Dover.

This excellent modern semi-detached house has recently been redecorated. The accommodation has the benefit of gas-fired central heating, sealed unit double glazing to most windows and burglar alarm system.

**Accommodation** (with approximate measurements)

**Ground Floor**

**RECESSED ENTRANCE PORCH:** with front door to:-

**HALL:** with stairs to first floor, radiator, understairs cupboard, laminate oak floor, glazed/panelled door to:-

**LOUNGE/DINER:** 22'11" x 10'10" maximum with laminate oak floor, front and rear windows, television point, two double radiators, wall light points, fireplace with gas coal effect fire and timber surround, open to Kitchen and door to:-

**CONSERVATORY:** 9'2 x 8'4" (with perspex roof) Plumbing for washing machine, rear windows, external side door.

**KITCHEN:** 10'6" x 7'5" fitted with light oak units, comprising 1½ bowl sink with cupboards and drawers under, wall cupboards, worktops with cupboards under, rear window, part-tiled walls, extractor hood, gas point, gas boiler supplying domestic hot water and central heating, side external door.

**First Floor**

**LANDING:** with glazed side window, access to loft space, built-in airing cupboard housing lagged hot water tank.

**BEDROOM 1:** 12'9" x 9'5" with front window, double radiator and built-in clothes recess.

**BEDROOM 2:** 10' x 8'6" with rear window and double radiator.

**BEDROOM 3:** 7'3" x 6'11" with front window, radiator and built-in double wall cupboards.

**BATHROOM:** with bath, pedestal basin, w.c., double radiator, shower unit, inset spotlights.

**Outside**

There is approximately a 49' long front garden, laid to lawn with low hedge and flower borders. Enclosed rear garden approximately 36' x 22' laid to lawn with paved patio, timber shed and large timber workshop with power. There is a **garage** belonging to the property in a block nearby.

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**Council Tax:** Rates payable 2003/2004. Band 'D' - £1095.66 (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 10 April 2003.

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**20 WINDMILL CLOSE**

**Bridge**  
CT4 5LY



A SUPERB EXTENDED MODERN SEMI-DETACHED BUNGALOW  
LOCATED IN A SOUGHT-AFTER CUL-DE-SAC  
A SHORT DISTANCE FROM THE CENTRE OF THIS DELIGHTFUL VILLAGE

Hall, Lounge, Sun Room/ Dining Room, Fitted Kitchen, Utility Area, 3 Bedrooms, Bathroom,  
Separate w.c., Gas central heating, Secondary double glazing. Gardens and garage.

**£199,000 Freehold**

Bridge is a very popular village lying 3½ miles South East of the Cathedral city of Canterbury and having a wide range of amenities including newsagents, mini supermarket, bakers, chemist, restaurant, primary school, church and public houses.

This superb extended modern semi-detached bungalow has the benefit of gas fired central heating, secondary double glazing and the following accommodation:-



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**Accommodation (with approximate measurements)**

**ENCLOSED ENTRANCE PORCH:** with front door to:-

**HALL:** with double radiator, access to loft space and built-in coat cupboard.

**LOUNGE:** 16'2" x 13'8" with fireplace having gas coal effect fire, t.v. point, double radiator, telephone point, glazed door to kitchen, double doors to:-

**SUN ROOM/ DINING ROOM:** 12'6" x 8'2" with sealed unit double glazed side and rear windows, external side door, radiator.

**FITTED KITCHEN:** 10'1" x 9' fitted with stainless steel sink with cupboard and space under, side window and sealed unit double glazed rear window, "Hygena" oven with gas hob over, wall cupboards, radiator, worktops with cupboards and drawers under, side door to:-

**COVERED SIDE UTILITY AREA:** 20' x 4' with front and rear external doors, plumbing for tumble dryer, water tap and door to garage.

**BEDROOM 1:** 14'2" x 10'6" with front window, radiator, built-in airing cupboard, built-in cupboard.

**BEDROOM 2:** 9' x 8' with side window, double radiator and fitted double wardrobe.

**BEDROOM 3:** 8'3" x 8'1" with front and side windows, radiator.

**BATHROOM:** With bath, pedestal basin, radiator, mirror light/ shaver point, Mira shower unit and folding shower screen.

**SEPARATE W.C.:** with w.c.

**Outside**

There is a good sized front garden about 44' deep laid to lawn with various shrubs and a small tree. Most of the garden lies to the rear measuring about 43' x 37' being on two levels and fenced. The garden is laid to lawn with flower borders, fishpond, gravelled area and paved patio.

At the side of the property there is a long drive leading to attached **Garage** 17' x 8'4" with metal up and over door, power/light and rear window.

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**Council Tax**

Rates payable 2003/2004. Band ' D' - £1095.66 (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 15th April 2003.

**Agent's Note**

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