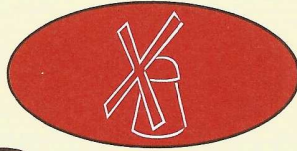


2002



Brown's

**A DELIGHTFUL CONVERTED AND LISTED PERIOD
COTTAGE IN ATTRACTIVE VILLAGE SURROUNDINGS
HANDY FOR LOCAL AMENITIES.**

Draft

**8 THE CLOSE, UNION ROAD, BRIDGE,
CANTERBURY, KENT CT4 5NJ**

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ACCOMMODATION IN BRIEF

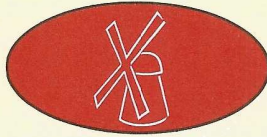
KITCHEN/DINING ROOM, SITTING ROOM,
2 BEDROOMS, BATHROOM,
GAS CENTRAL HEATING, PRETTY GARDENS,
DESIGNATED PARKING.

SITUATION

Attractively situated in an exclusive courtyard development with not only private gardens to front but also overlooking well maintained and established communal gardens. The popular centre of Bridge boasts a good variety of local amenities including Shops, Post Office, Dr's surgery, Church, various Restaurants and Pubs etc. A bus service runs to the Cathedral city of Canterbury which offers excellent shopping, recreational and educational facilities including main line train services to London. Access onto the M2/A2 is only a short distance. Bridge is surrounded by countryside recognised for its particular scenic beauty over which there is a wealth of walks and rides.

DESCRIPTION AND CONSTRUCTION

This delightful terraced cottage is built of brick under a slate roof and is Listed Grade 11 of Architectural and Historical interest. The property was originally a Workhouse and is believed to have been constructed in 1840 and was subsequently converted into this now most attractive and charming gathering of character properties. Considered easy and economical to run, the cottage is presented to a high standard and is a pleasure to view.



THE ACCOMMODATION

GROUND FLOOR

COVERED ENTRANCE

KITCHEN/ DINING ROOM

Approx. 13'4 x 9'5 plus a useful downstairs storage recess. Windows to front and rear, part glazed four panel front door. The kitchen area is fitted with a range of base and wall units, pine fronted, work surfaces, 1 ¼ bowl stainless steel single drainer sink unit, gas hob, extractor hood over, electric oven, space for fridge/freezer, plumbing for washing machine, ceramic tiled floor, tiled upstands, downlighters and spots.

SITTING ROOM

Approx. 12'7 x 9'5 windows to front and rear. Feature Victorian cast iron fireplace with raised marble hearth, polished wood surround and mantle, t.v. and phone points.

FIRST FLOOR

LANDING

BATHROOM

With panelled bath, Mira electric shower over, tiled surround, low level w.c., pedestal wash hand basin, hatch to insulated roof space. Airing cupboard with hot tank and fitted immersion heater.

BEDROOM 1

Approx. 10'3 x 10'2 Double aspect with windows to front and rear plus a door opening out onto the front balcony enjoying a delightful aspect over private front gardens and communal gardens beyond. T.V. and aerial points.

BEDROOM 2

Approx. 8'10 x 6'6 with windows to front enjoying further attractive aspect over gardens.

OUTSIDE

GARDENS

Private south facing gardens to front laid to lawns with colourful and well established herbaceous and shrubbery borders, beyond this are further attractive communal gardens with areas of lawn, specimen trees etc.



SERVICES

All mains services are connected. Gas fired central heating from an Ideal Classic gas fired wall mounted boiler hidden away in the upper part of the stairwell.

COUNCIL TAX BAND 'C'

WE WILL BE PLEASED TO ARRANGE YOUR VIEWING APPOINTMENT. 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 TO VIEW THE PROPERTY.

NB THE MENTION OF ANY APPLIANCES AND/OR SERVICES WITHIN THESE PARTICULARS DOES NOT IMPLY THEY ARE IN FULL OR EFFICIENT WORKING ORDER.