



Charles Bainbridge



29 Union Road,
Bridge, Canterbury, Kent, CT4 5LN

£240,000









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A delightful period terrace house in an enviable setting close to the centre of the village and with easy access to the outlying countryside and farmland. The property is attractively presented and provides comfortable accommodation over two floors. On the ground floor is open-plan living accommodation incorporating sitting room to the front and dining room with staircase rising to the first floor and under-stairs storage. Adjoining the dining room is an attractively fitted kitchen which incorporates a number of integral appliances and solid woodwork surfaces. To the rear is the well-equipped bathroom with boiler servicing heating and hot water. On the first floor are two bedrooms.

Externally there is a courtyard to the rear with paved surface. The adjacent properties have pedestrian right of way across the rear of the courtyard through the neighboring garden to Union Road. The subject property also benefits from the pedestrian right of way across the neighboring property and to the road.

The property is set in the delightful village of Bridge which offers a comprehensive range of local amenities including a mini-supermarket, pharmacy, dentist, hairdressers and Tea Rooms. There are two public houses in the village, a modern health centre and a popular primary school. The highly regarded Pig Hotel at Bridge Place, is a handsome 17th century manor house providing a wonderful boutique-style hotel and restaurant in a delightful setting. The surrounding countryside provides good walking, riding and cycling. The Cathedral City of Canterbury is easily accessible providing a comprehensive range of shopping, leisure and educational facilities, as well as a regular High-Speed rail service from Canterbury West station to London St. Pancras with a journey time of approximately 55 minutes.

Services: All mains services are understood to be connected.

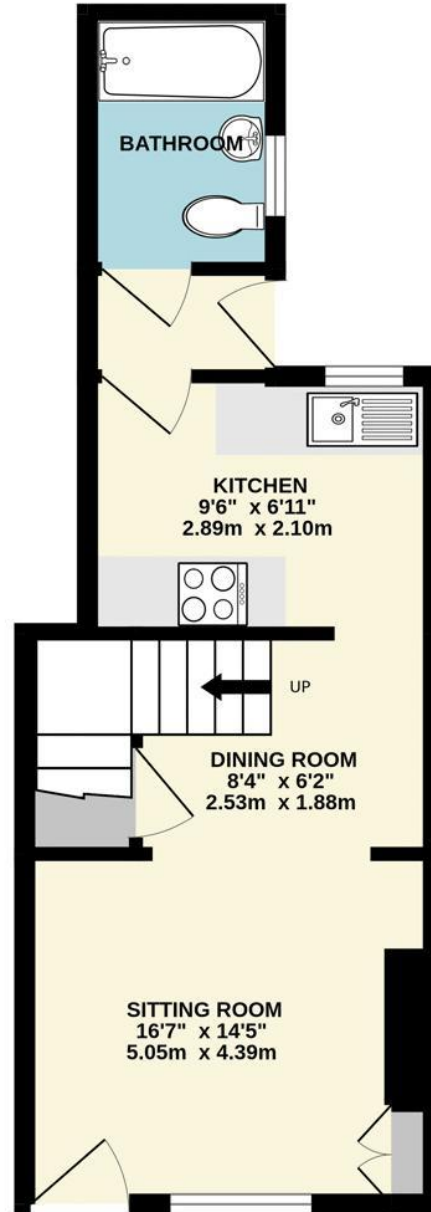
Tenure: Freehold

Council Tax Band: B

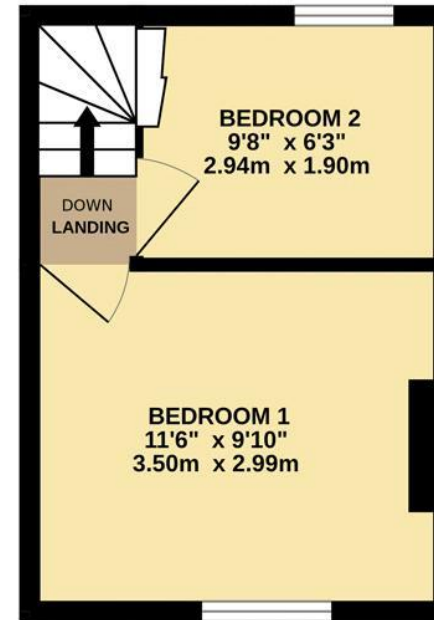
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com

GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
190 sq.ft. (17.7 sq.m.) approx.



TOTAL FLOOR AREA: 490 sq.ft. (45.5 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		89
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



Charles
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1 The Bakery, 47 Broad Street,
Canterbury, Kent CT1 2LS

01227 780227

sales@charlesbainbridge.com
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