



Charles Bainbridge



11 Filmer Road,  
Bridge, Canterbury, Kent, CT4 5NB

£250,000









A delightfully presented period terrace house in a quiet cul-de-sac setting in the highly regarded village of Bridge. The property is well presented throughout with a sitting room to the front leading to a good sized kitchen/dining room, attractively fitted and featuring exposed floorboards. Beyond is access to the garden and a shower room. There is a further brick-built store with water feeds for a washing machine, waste and power. On the first floor are two double bedrooms, one of which boasts a large ensuite bathroom. The house benefits from double glazing, gas fired central heating and mains services.

Externally the rear garden measures approx. 37ft x 8ft6 (11.27m x 2.59m). and is paved with well-stocked borders. Enclosed with wood panelled fencing and brick wall to the rear and to the far end is a shed on a concrete base. A path provides pedestrian access to the rear of the neighbouring properties leading to a footpath giving pedestrian access to Filmer Road and Union Road. One adjacent property has pedestrian right of access across the rear of number 11.

The property enjoys a lovely setting within the village of Bridge. Bridge offers a comprehensive range of local amenities including a mini-supermarket, pharmacy, dentist and hairdressers. 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: C

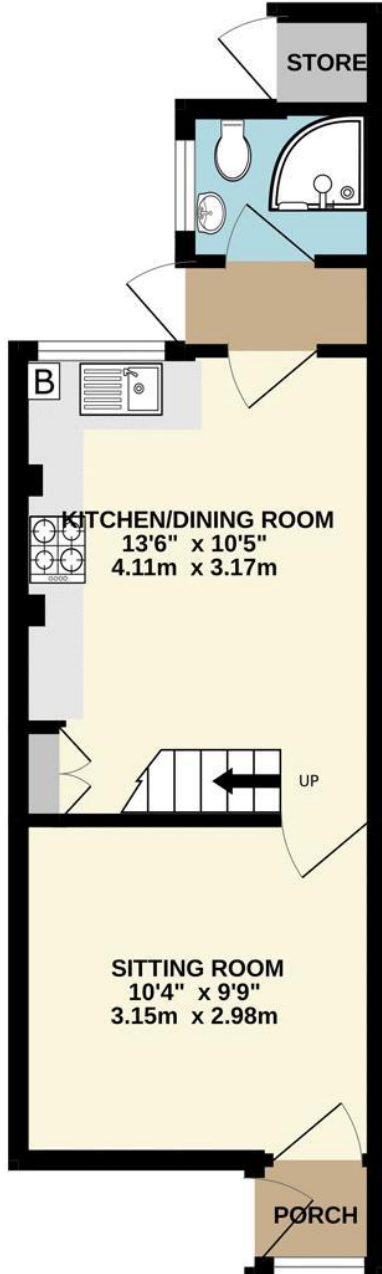
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)

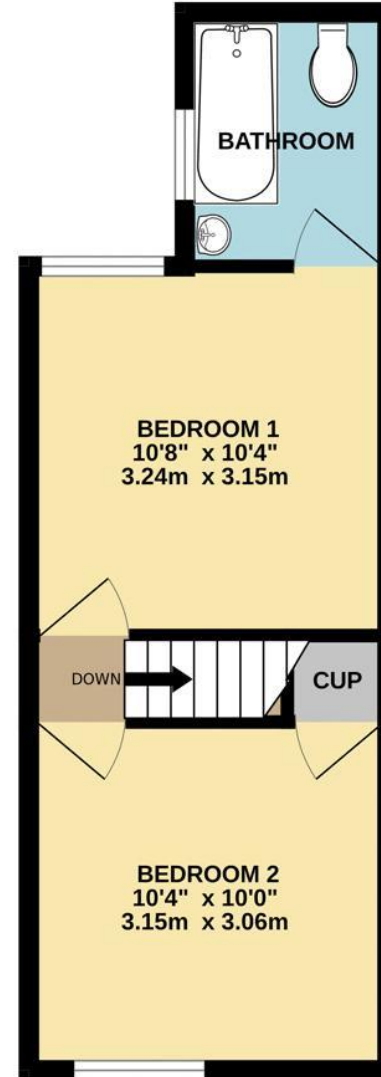




GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.

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.



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