



Charles Bainbridge



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

Offers in Excess of
£575,000









A handsome semi-detached family home set in the heart of the popular village of Bridge. The property is well presented throughout with a sitting room to the front and to the rear an open-plan kitchen/dining room overlooking and opening onto the garden. There is also a useful utility and downstairs w/c. On the first floor is an impressive master bedroom with a vaulted ceiling and ensuite shower room as well as another double bedroom and the family bathroom. On the second floor are two further bedrooms.

Externally there is an enclosed garden, walled to two sides and wood panelled fencing to the remaining side. The garden is mainly laid to lawn with a patio for seating and a shed to the rear.

The property is set in the delightful village of Bridge. The village offers a comprehensive range of local amenities including a mini-supermarket, pharmacy, dentist, and hairdresser. 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.

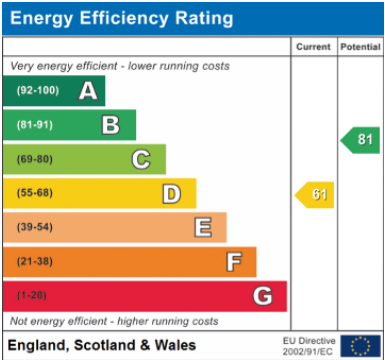
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

Council Tax Band: D

Local Authority: Canterbury City Council, Whitefriars, 14 Rose Lane,
Canterbury, Kent, CT1 2UR.

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

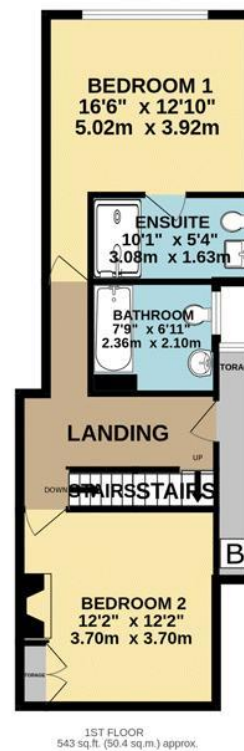




TOTAL FLOOR AREA : 1402 sq.ft. (130.2 sq.m.) approx.

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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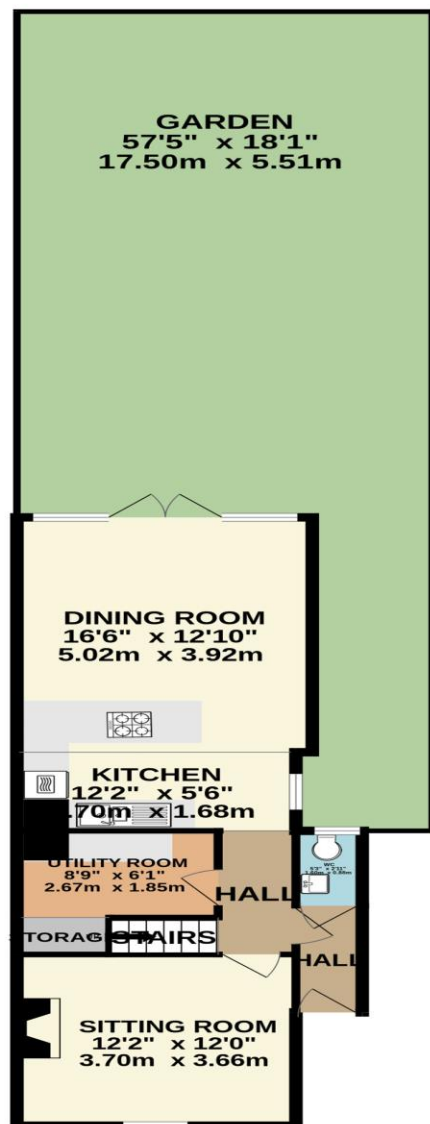








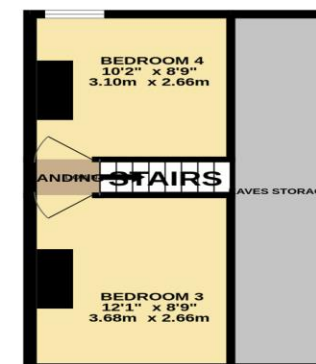
GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR
308 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.2 sq.m.) approx.

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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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