



Charles Bainbridge



78a Riverside Close,
Bridge, Canterbury, Kent, CT4 5TN

£215,000





Occupying a pleasant position within a quiet residential close in the desirable village of Bridge, this two-bedroom ground floor apartment offers an excellent opportunity for purchasers seeking a property with scope for improvement and personalisation. The accommodation comprises a spacious sitting/dining room, a separate kitchen, two well-proportioned bedrooms and a bathroom. Whilst the property would benefit from some modernisation – including new floor coverings and the updating of the kitchen and bathroom – it provides an ideal canvas upon which to create a comfortable and contemporary home.

Externally, the property benefits from a private garage, offering secure parking or useful storage space. This property has previously been utilised as an investment and represents an attractive opportunity for owner-occupiers and investors alike.

Bridge is a highly regarded village situated just a few miles south of Canterbury, offering an excellent range of local amenities including shops, public houses, a primary school and a doctors' surgery, together with convenient access to both Canterbury city centre and the surrounding countryside.

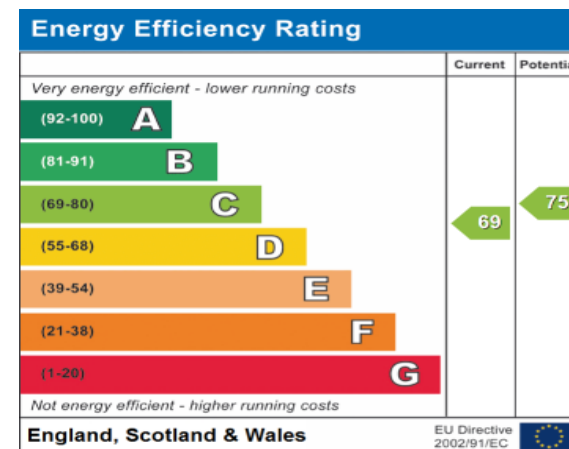
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

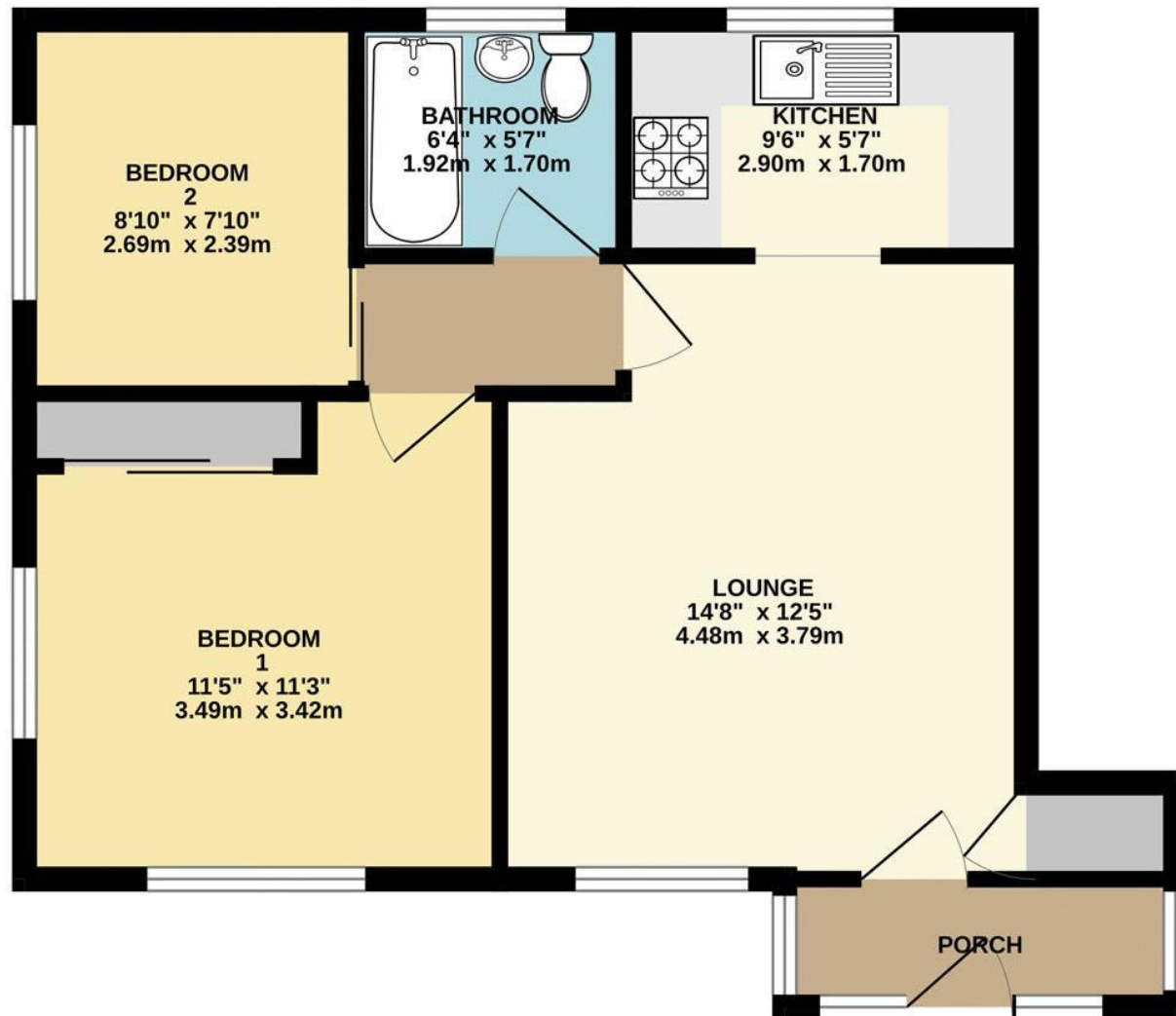
Council Tax Band:

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



GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.8 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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