



Charles Bainbridge



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

£400,000













A unique semi-detached single-storey cottage with atmospheric accommodation and delightful gardens set in the popular well-served village of Bridge. The property provides versatile accommodation requiring some internal updating and features a large farmhouse-style kitchen/dining room with exposed timbers and fitted gas fired Rayburn which includes two hotplates, two ovens and incorporates the boiler providing central heating and hot water. There is a lovely sitting room with a fitted log-burning stove and an adjacent study. There are two double bedrooms, both with attractive period fireplaces and from the rear hall French doors overlook and open onto the rear courtyard seating area. There is a family bathroom and to the front is a hall with separate w.c. The property benefits from sealed unit double glazed windows by Timber Windows installed in 2022 and the property benefitted from a replacement roof covering in 2022 by Roof 4 Life.

Externally the main garden measures approx. 62ft (18.88m) x 29ft (8.83m), being a pretty cottage-style garden with paved areas and well-stocked beds and borders. There is a greenhouse and two sheds plus a wood store. There is a shingled seating area and an adjacent path with a rose arbour leads to a lawn with further borders and seating areas. The garden is enclosed by a mixture of period flint walls and wood panel fencing. Pedestrian access is gained across the adjacent property frontage to the road. To the rear there is also pedestrian access from the courtyard along the rear of the adjacent properties and to a path leading to Union Road. The property now offers a unique opportunity to acquire a delightful village home.

The property is set in the delightful village of Bridge. The property enjoys an enviable location with easy access to the village centre and the surrounding countryside. Bridge offers a comprehensive range of local amenities including a mini-supermarket, pharmacy, dentist, hairdressers and Tea Rooms. There are three 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.

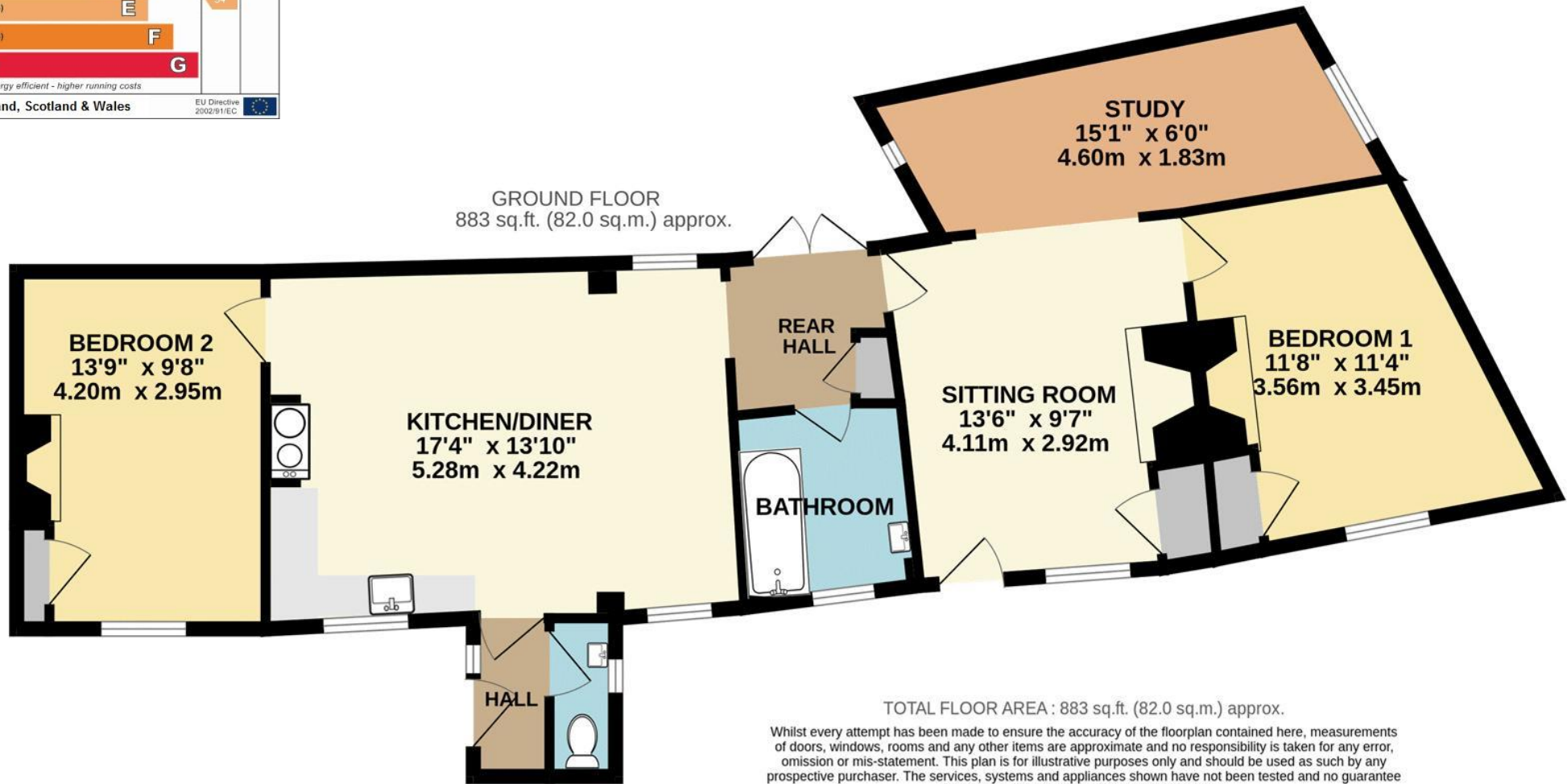
Tenure: Freehold

Council Tax Band:

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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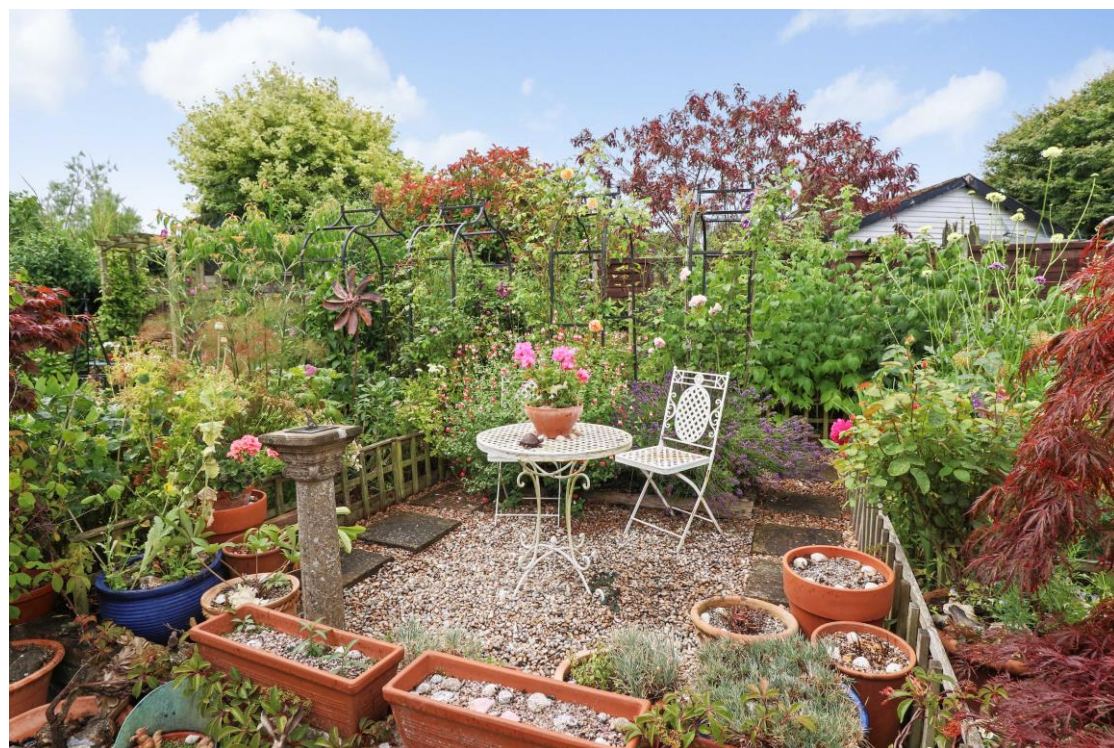














Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

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.



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