



FINN'S

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15 Brewery Lane, Bridge, Canterbury, Kent, CT4 5LD

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**15 Brewery Lane, Bridge, Canterbury,
Kent, CT4 5LD**

Guide Price £275,000 Freehold

A beautifully presented one bedroom cottage which has been completely refurbished to an extremely high standard by the current owner to create a charming and stylish home.

- One bedroom cottage offered for sale with no chain
- Modernised to a high standard throughout
- Quality fixtures and fittings
- Sitting room with wood burning stove
- High spec kitchen
- Double glazing throughout
- Spacious bedroom
- Pretty cottage garden
- Ideal first time buy, holiday let or rental
- Situated in the centre of the popular village of Bridge

The front door opens to the sitting room which has a wood burning stove, built in cupboards and a window to the front. A smart space saving sliding door leads through to the kitchen which has been beautifully fitted with a good range of quality units, quartz work surfaces, an integrated oven, an electric hob and extractor hood and spaces for a washing machine and freezer under the stairs.

The brand new oak and glass staircase leads up to the spacious bedroom which runs the length of the house and has windows to both the front and rear.



The stylish shower room has floor to ceiling tiles, a shower cubicle, wash hand basin with vanity unit and w.c.

Outside, there is a pretty cottage style rear garden which measures approximately 126' x 16' and is fence and hedge enclosed and has a useful garden shed.

Agent's note: There is a right of way for neighbours to cross the garden which is typical of terrace cottages dating to this period.

Bridge is one of the most sought-after villages in the Canterbury area and is within one mile of the A2 dual carriageway. Canterbury is about 3 miles distant with an excellent range of shopping, educational and leisure facilities. There is a wide choice of schools for all ages and abilities in both the state and private sector in the locality. The HS1 fast service runs from Canterbury West Station to London St Pancras taking under an hour and the ferry port is approximately 14 miles distant.

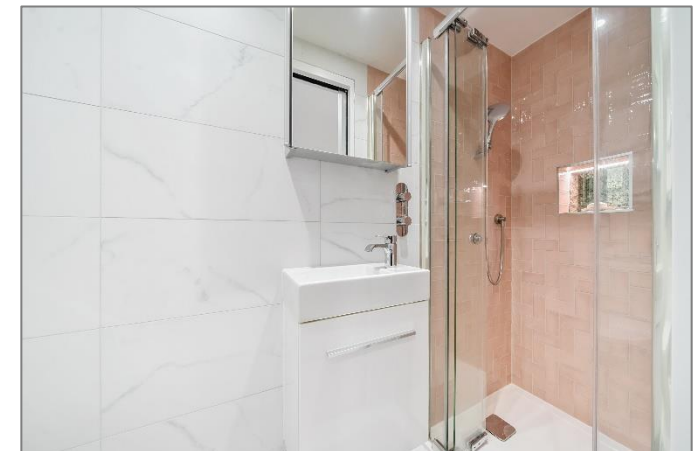
Bridge itself has a primary school, the Michelin starred Bridge Arms and the highly regarded Pig hotel as well as a Doctor's Surgery, Pharmacy and village shop and miles of beautiful walks in the surrounding Area Of Outstanding Natural Beauty - all within a 5 minute walk of the house.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'B' according to the website of the Valuation Office Agency (www.vo.a.gov.uk).

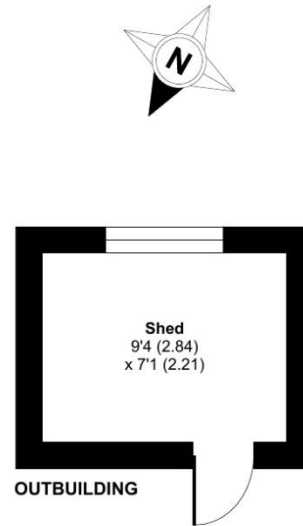
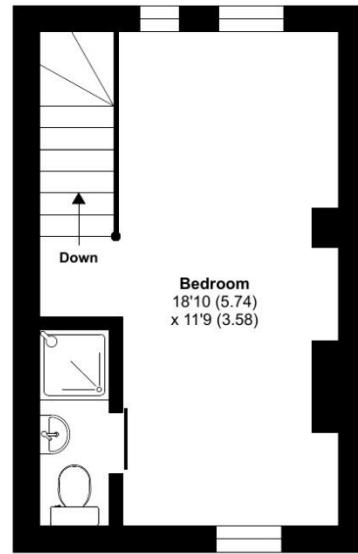
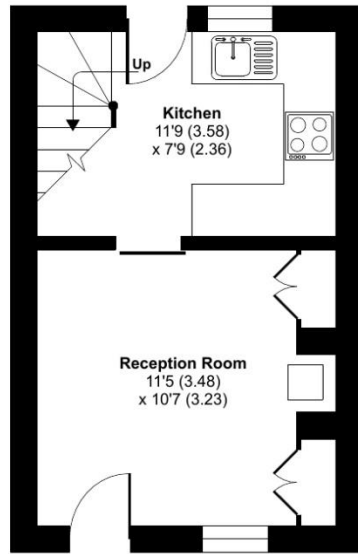
Date: These particulars were prepared on 11/10/24



Approximate Area = 432 sq ft / 40.1 sq m
 Outbuilding = 67 sq ft / 6.2 sq m
 Total = 499 sq ft / 46.3 sq m

For identification only - Not to scale

Garden
 Approximate
 126' (38.50)
 x 15'9" (4.80)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(61-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Finns. REF: 1201607

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

FINN'S CANTERBURY
 82 Castle Street
 Canterbury
 Kent CT1 2QD
 Sales: 01227 454111
 Lettings: 01227 452111

FINN'S SANDWICH
 2 Market Street
 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Pack House
 Wantsum Way
 St Nicholas at Wade
 Kent CT7 0NE
 Tel: 01843 848230

