



**Connells**

Brewery Lane  
Bridge Canterbury



### Property Description

Guide Price £250,000 to £260,000

This beautifully presented, mid terrace, cottage style home is an ideal first time buy, ready to move in to and providing very convenient transport links to Canterbury and Dover.

Set in the village of Bridge, the property is finished to a very modern standard to include fully fitted kitchen with space for a dining table under the stairs and door leading to the rear garden. There is a comfortable lounge area with bio ethanol burner and bespoke built in cupboard and shelving space.

To the first floor you will find a double bedroom with built in wardrobes, a single room with built in shelf for a raised bed. There is a modern shower room made up of matching suite including shower cubicle, WC and wash hand basin with vanity unit.

The rear garden is made up of decking and patio areas with a large wooden shed that can be left as part of the purchase if necessary.

Within easy reach of Bridge's local shops and pub, regular bus routes and straight forward road access to the A2 leading to Canterbury and Dover.



## Lounge

11' 7" x 9' 8" ( 3.53m x 2.95m )

front door, sash window, rad, bioethanol heater, laminate flooring, storage, shelves

## Kitchen

11' 8" x 9' 10" ( 3.56m x 3.00m )

window to rear, wall and base units, wall mounted oven, electric hob, sink, stairs to first floor, boiler, space for fridge freezer, laminate flooring.

## Bedroom One

11' 11" x 9' 10" ( 3.63m x 3.00m )

Laminate flooring, window to front, rad, built in cupboards

## Bedroom Two

7' 4" x 4' 2" ( 2.24m x 1.27m )

window to rear, laminate flooring cupboard and bench,

## Bathroom

shower cubical, wc, basin and vanity unit, part tiled walls, window, heated towel rail, rad

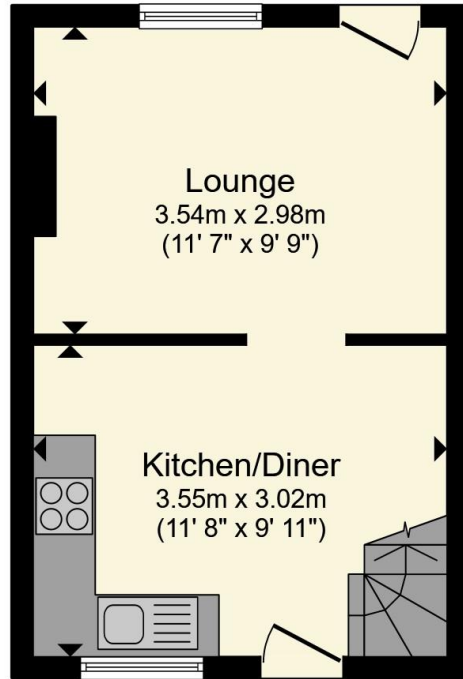
## Rear Garden

patio, decking, wooden shed

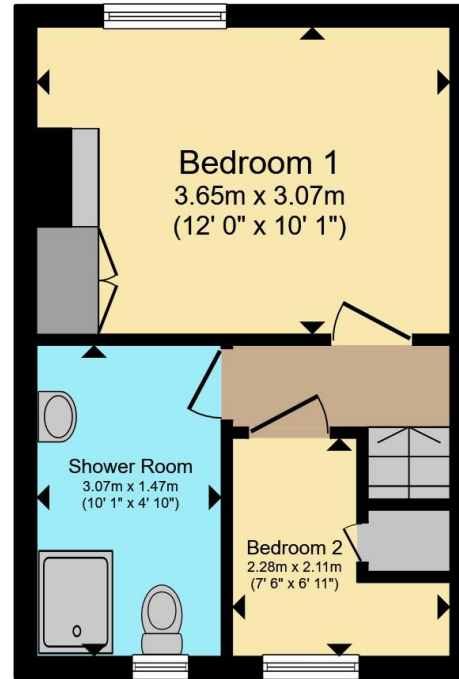








**Ground Floor**



**First Floor**

Total floor area 48.8 m<sup>2</sup> (525 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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29-30 Watling Street  
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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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