



**Guide Price**  
**£300,000**

**Freehold**

2x  1x  1x 

**Union Road, Bridge,  
Canterbury, Kent, CT4**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Set in sought after village of Bridge
- Detached garage located to the rear
- Ideal for first time buyers or small families
- Situated within walking distance of local pubs, shops, schools and countryside walks
- Excellent access to Canterbury city centre and transport links

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Diner: 19'4 x 11'4 (5.90m x 3.46m)

Kitchen: 12'4 x 7'4 (3.76m x 2.24m)

Utility Room: 9'3 x 6'8 (2.82m x 2.03m)

### FIRST FLOOR

Landing

Bedroom 1: 12'2 x 8'9 (3.71m x 2.67m)

Bedroom 2: 10'9 x 10'6 (3.28m x 3.20m)

Shower Room: 6'5 x 6'1 (1.96m x 1.86m)

### OUTSIDE

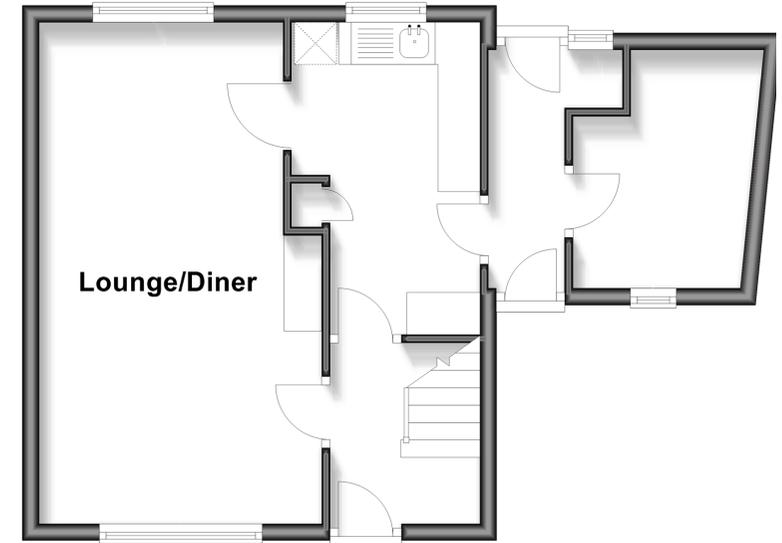
Front Garden

Rear Garden

Garage/Workshop

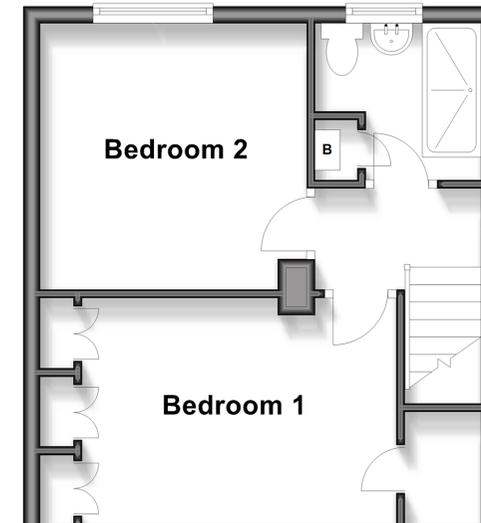
## Ground Floor

Approx. 40.5 sq. metres (435.6 sq. feet)



## First Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



Call Canterbury - 01227 766669 ■ [wardsokent.co.uk](http://wardsokent.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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