



Charles Bainbridge



24 The Close, Union Road,  
Bridge, Canterbury, Kent, CT4 5NJ

£325,000





A charming mews style property in an attractive quadrant setting in the popular village of Bridge. The accommodation is well presented throughout and includes a hallway leading to an open plan sitting/dining room overlooking and opening onto a courtyard. There are two good sized storage cupboards and to the front is the kitchen which is attractively fitted with integral appliances. On the first floor are two double bedrooms, both with built in storage, an ensuite shower room and the family bathroom. The property benefits from gas fired central heating.

Externally there is a pretty courtyard measuring 22' 6" x 16' 6" (6.85m x 5.03m) which is paved with borders. The property benefits from a private secure store located in the middle of a block of three and an allocated parking space to the front. The Close enjoys well kept communal gardens which are mainly laid to lawn with flowerbeds and inset trees.

The property is located close to the village centre yet with easy access to the surrounding countryside. Bridge offers a comprehensive range of local amenities including a mini-supermarket, pharmacy, dentist and hairdressers. There are two 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 via public and private transport and provides 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: Leasehold with a share of the freehold.

Lease term: 999 years from 24 June 1989

Service charges: Approx. £1,152.00 per annum (£96 pcm).

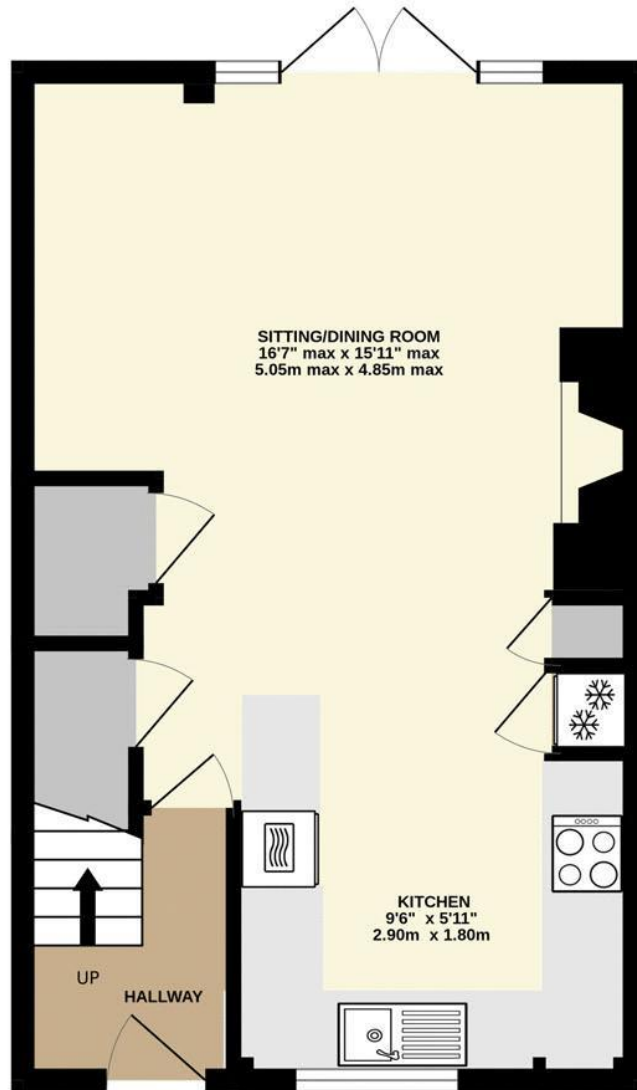
Council Tax Band: C

Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

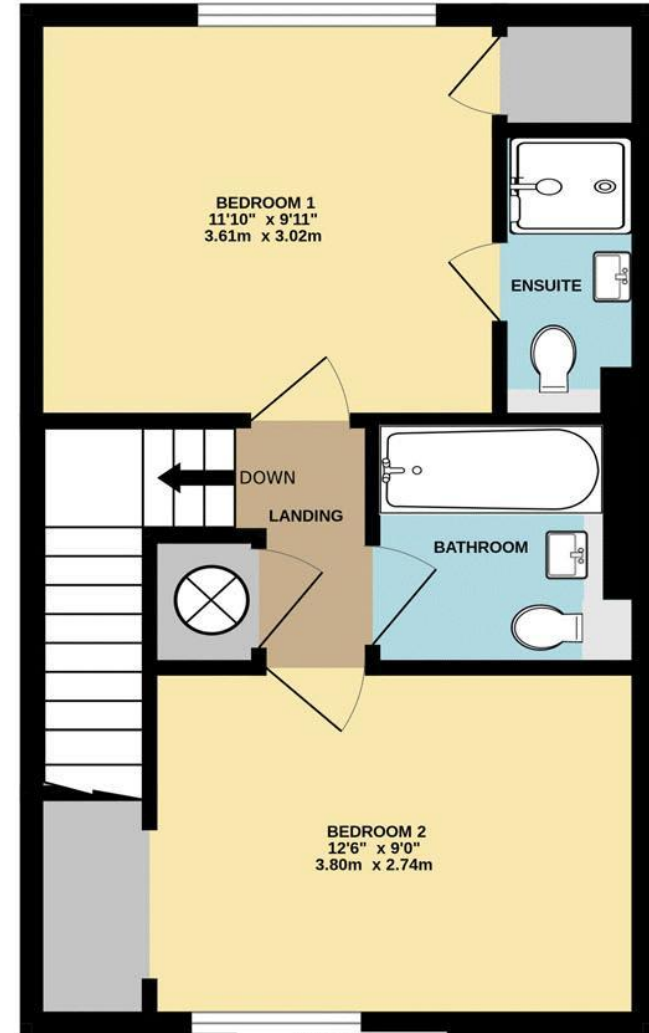
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



43 sq.ft. (4.0 sq.m.) approx.



GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	86
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 813 sq.ft. (75.6 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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Bainbridge

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