



Charles Bainbridge



1 Green Court,
Bridge, Kent, CT4 5LU

£425,000





A deceptively spacious semi-detached bungalow set in the centre of the popular village of Bridge. The accommodation is well-proportioned including a large sitting/dining room with French doors opening to the garden, a kitchen and additional utility area with a back door. There are three bedrooms, the family bathroom and plenty of storage. The property may also be suitable for extension with potential reconfiguration as required (subject to all necessary planning consents being obtained).

Externally the property has a driveway to the front providing parking and access to the detached single garage and pedestrian door to garden. There is a lawned front garden and a sloped path gives level access to the front door. To the rear is an impressive, enclosed garden measuring approx. 31' x 120' (9.40m x 36.50m) with patio seating area and large lawn with mature well-stocked beds. The garden backs on to the Nailbourne and intermittently flowing chalk stream.

Bridge offers a comprehensive range of local amenities including mini supermarket, pharmacy, dentist and hairdressers. There are two public houses in the village, the highly regarded Pig Hotel, a modern health centre and a popular primary school. 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.

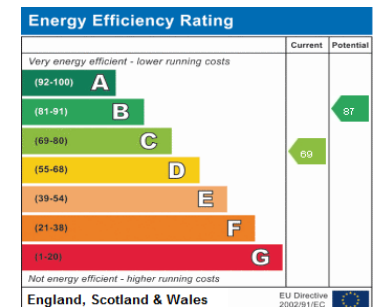
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

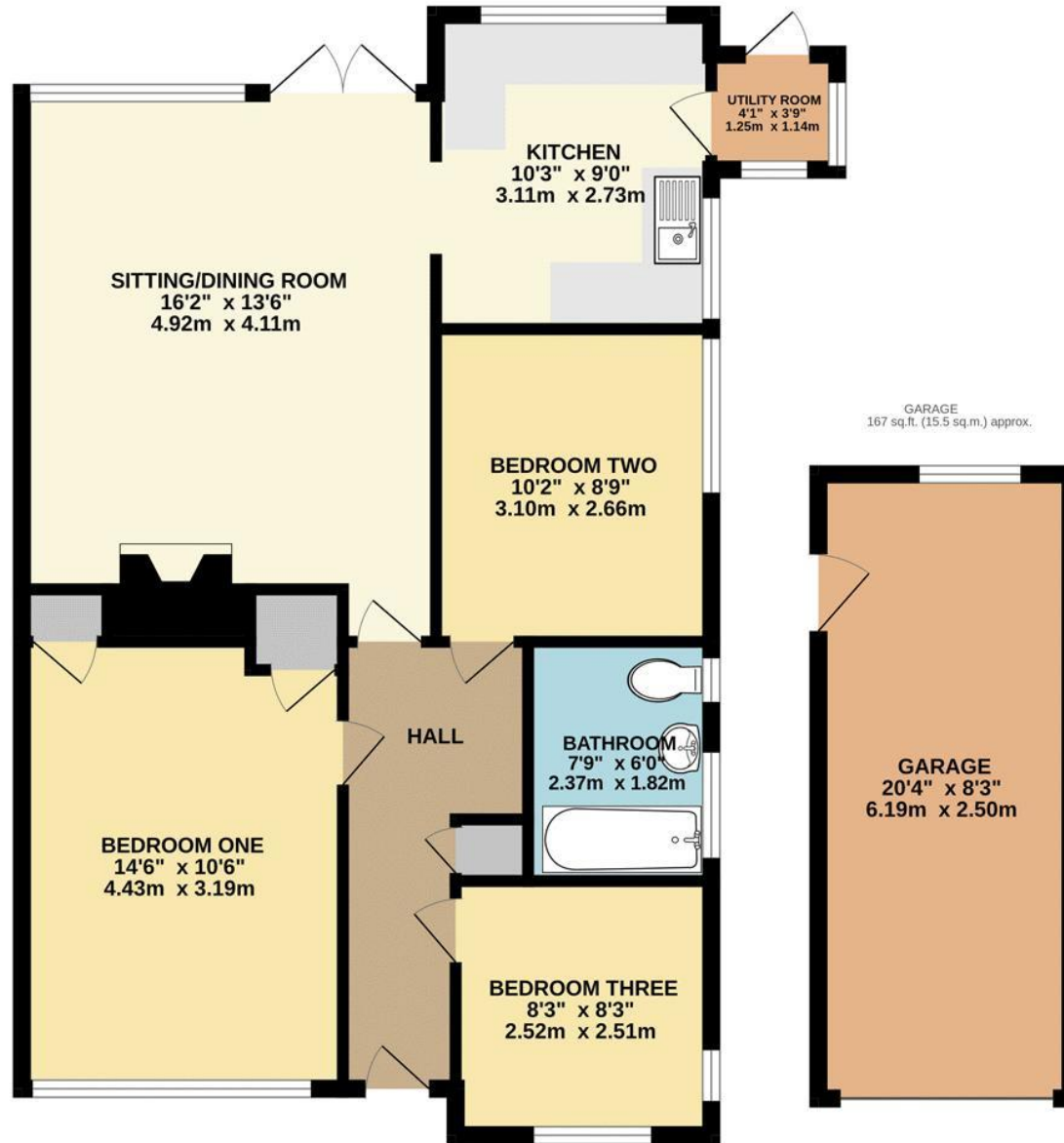
Council Tax Band: D

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



GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.



GARAGE
167 sq.ft. (15.5 sq.m.) approx.

TOTAL FLOOR AREA : 767sq.ft. (71.3 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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1 The Bakery, 47 Broad Street,
Canterbury, Kent CT1 2LS

01227 780227

sales@charlesbainbridge.com
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