



24 Western Avenue, Bridge

Offers Over £250,000



24 Western Avenue

Bridge, Canterbury

**** For sale by Modern Method of Auction; Starting Bid Price £250,000 plus Reservation Fee. ****

Located in the popular village of Bridge, this two bedroom semi-detached bungalow offers a fantastic opportunity for an older couple or those looking to imprint their own style on a property. Situated in a lovely, community-oriented area, this residence is sure to appeal to those seeking a peaceful and friendly neighbourhood.

Upon entering the property, you will immediately notice its potential. The property offers ample space throughout, allowing you to create a home that fits your individual needs and preferences. With a little imagination and creativity, this bungalow can be transformed into a cosy and comfortable haven.

The living space comprises a well-proportioned lounge, providing a relaxing area to unwind after a long day. The kitchen also benefits from ample storage, ensuring all cooking essentials can be easily organised.

The property boasts two generous sized bedrooms, offering plenty of room for furnishings and storage solutions. The bedrooms provide a tranquil atmosphere, perfect for a good night's sleep.

Situated in the desirable village of Bridge, the property offers a great sense of community. With friendly neighbours and a welcoming atmosphere, you will quickly feel at home. Bridge also benefits from its proximity to the historic city of Canterbury, just a short drive away. Here, you will find a wide range of amenities, including shops, restaurants,





Entrance Hall

Leading to

Bedroom

11' 9" x 10' 0" (3.58m x 3.05m)

Bedroom

10' 6" x 12' 0" (3.20m x 3.66m)

Bathroom

6' 4" x 6' 0" (1.93m x 1.83m)

Kitchen

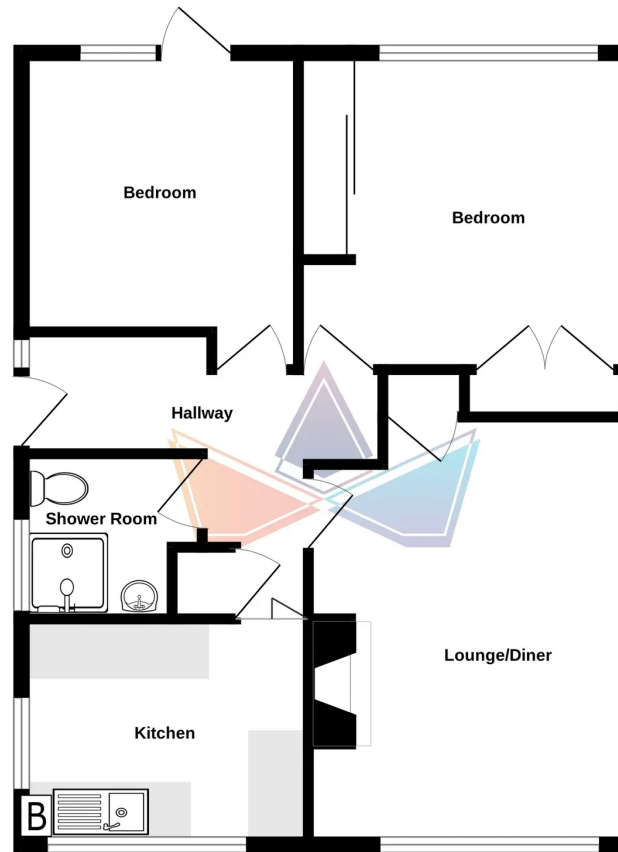
8' 8" x 11' 1" (2.64m x 3.38m)

Lounge

11' 9" x 15' 6" (3.58m x 4.72m)



GROUND FLOOR
57.1 sq.m. (614 sq.ft.) approx.



TOTAL FLOOR AREA: 57.1 sq.m. (614 sq.ft.) approx.
The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Made with Metropix ©2023



Miles and Barr

14 Lower Chantry Lane, Canterbury – CT1 1UF

01227 200 600

canterbury@milesandbarr.co.uk

<http://www.milesandbarr.co.uk/>

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure