



47 Woodlands Estate, Blean, Canterbury, CT2 9JN



NICELY APPOINTED APPROX 23 YEAR OLD 2 BEDROOM STATIC HOME TUCKED AWAY IN A QUIET SPOT ON THE WOODLANDS ESTATE EN ROUTE TO CANTERBURY , MINIMUM AGE LIMIT 50 YEARS OLD PER PERSON , CASH BUYERS ONLY ..PET RESTRICTION TO ONE DOG ONLY ..SITE FEES £193 PCM INCLUSIVE OF (INGOING) WATER SUPPLY BILL ...BOTTLED GAS FOR CENTRAL HEATING AND HOT WATER...DOUBLE GLAZED ...PARKING IN MAIN CAR PARK JUST A FEW YARDS AWAY... NO ONWARD CHAIN (VACANT PROPERTY).....FOR ANY FURTHER INFORMATION ON THE PURCHASING RULES ETC YOU ARE KINDLY ADVISED TO CONTACT THE SITE OWNERS KEAT FARM (CARAVANS) LTD HERNE BAY...



£185,000 Leasehold



Enclosed Entrance Porch

Double glazed. Door to

Kitchen

9'4" x 11'5" (2.86m x 3.50m)

Range of base units and wall cupboards. Integrated oven and hob. Cupboard housing boiler for central heating and hot water. Stainless steel sink unit. Power points. Recess for washing machine. Recess for fridge freezer. Door to

Dining Room

8'7" x 9'10" (2.63m x 3m)

Radiator. Power points. Archway to

Lounge

19'5" x 10'11" (5.93m x 3.34m)

Fireplace with electric fire. Power points. 2x radiators. Television point. Telephone point. Double aspect room. Electric awning.

Inner Hall

Radiator. Storage cupboard. Airing cupboard with heater. Electric panel heater. Door to garden.

Shower/WC

Shower cubicle. Low level WC suite. vanity wash hand basin. Radiator.

Bedroom

8'1" x 9'4" (2.48m x 2.85m)

Fitted wardrobes. Power points. Radiator. Dressing table and mirror.

Bedroom

10'9" x 9'4" (3.29m x 2.86m)

Fitted wardrobe. Dressing table and mirror. Radiator. Power points. Television point. Opening to

Dressing Area

Built-in wardrobe. Dressing table. Power points.

En-suite

Panelled bath. Low level WC suite. Radiator. Wash basin.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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