



### 12 Woodlands Estate, Blean, Canterbury, CT2 9JW



1 bedroom static home located on a very popular Residential Park Home site in a semi rural position en-route to Canterbury ,approx 1 mile from the village of Blean between Honey Hill and Rough Common . The property requires updating and has plenty of scope .Sold as seen with no forward chain. Each person has to be a minimum of 50 years of age and subject to the site management approval before any purchase can be completed A pet restriction will only allow one reasonable size dog per household . No mains gas . Double Glazing . A service charge is payable which is currently £205 per month (includes fresh water bill supply) , On site parking close -by .Bus route also located at the main park entrance. Blean Woods National Nature Reserve is close to hand for the residents and is easily accessed from the site .

**£110,000 Leasehold**



## **2 Entrance Porches**

The first porch is mainly used to access the property

## **Front Bedroom**

11'8" x 11'5" max depth (3.58m x 3.48m max depth )

Radiator, power points.

## **Kitchen/Breakfast Room**

12'9" max width x 11'8" (3.89m max width x 3.56m)

Circular bowl sink unit, electric cooker , extractor hood , fridge, cupboard housing Worcester boiler for central heating and hot water , radiator , power points , washing machine.

## **Inner Hall**

Radiator, store cupboard . Side porch off hall with door to garden .

## **Shower Room /wc**

6'5" max x 5'6" max (1.96m max x 1.68m max )

Shower cubicle, electric shower unit, wash basin, low level wc suite , radiator .

## **Lounge (rear)**

11'3" x 9'8" (3.45m x 2.97m )

Triple aspect room with the benefit of some country views from the double glazed french doors which open onto the raised decking , Radiator, power points,.

## **Gardens**

Surround garden areas , brick shed, decking .



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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### 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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