



HILDEN
Management

Paddock Way , St Nicholas At Wade, Birchington, Kent, CT7 0PW

£330,000

3 2 1



Located on a private development within a village setting.

Plot 6 is a stunning end plot, adjoining fields to the side.

This lovely three bedroom home has an inviting entrance hallway. The neutral, modern handleless kitchen comes complete with integrated appliances.

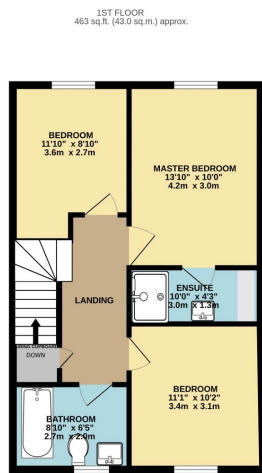
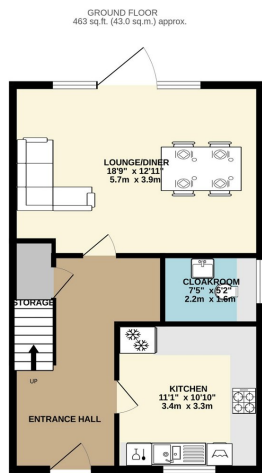
There is a ground floor cloakroom, to the rear of the property a great size reception room with patio doors leading to the rear garden.

To the first floor there are three bedrooms. A master with ensuite, and an additional family bathroom.

Externally there are two parking spaces to the front. A rear garden with storage shed, laid to lawn with a sandstone style patio area.

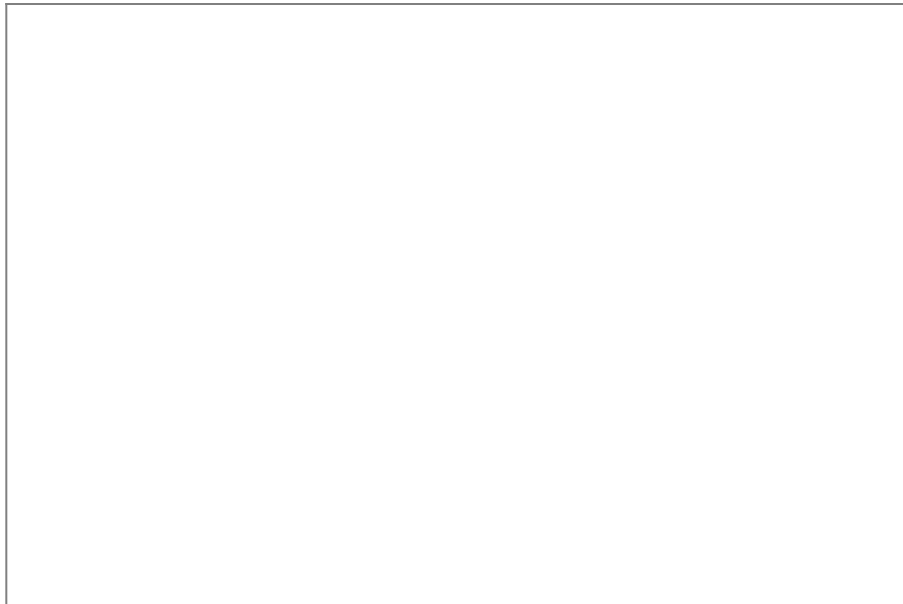
Viewing is highly recommended. Contact us to book your appointment





TOTAL FLOOR AREA: 937 sq.ft. (87.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the finished contract plans, 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 for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have been noted and no guarantee is to their operability or efficiency can be given.
Made with Harken C1024

- Located on a fantastic plot adjoining fields to the side
- Master Bedroom with ensuite
- Private development, within a village location
- Stunning neutral kitchen with integrated appliances
- Viewing highly recommended
- Parking for two cars
- Three Bedroom Family Home
- Flooring, turfing and appliances included
- Being sold with the benefit of no chain



Energy performance certificate (EPC)

6 Padlock Way St Nicholas-at-Wade Kent CT17 0DS	Energy rating B	Valid until: 8 September 2032 Certificate number: 519-3004-1301-1302-5204
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Property type: End-terrace house
Total floor area: 87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-rules) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-rules>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		