



**Price**

**£250,000**

**Freehold**

3x  1x  1x 

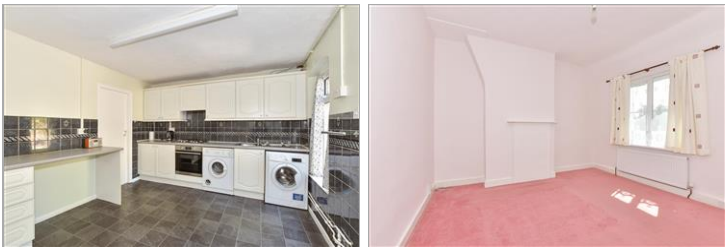
**Nickle Lane, Chartham,  
Canterbury, Kent, CT4**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



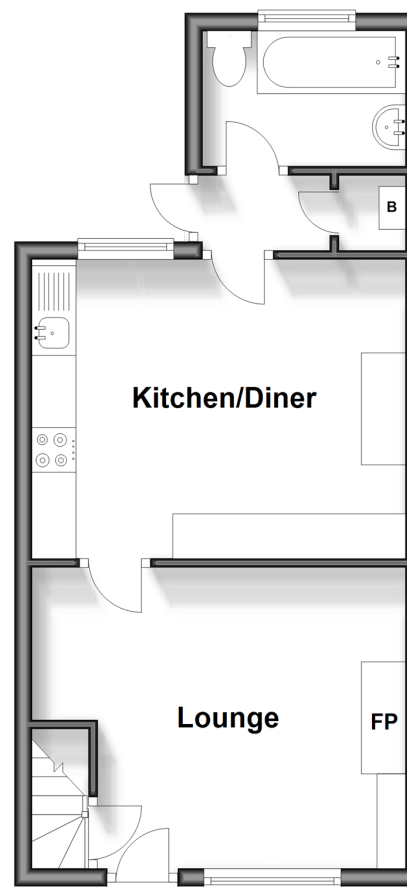


## Main features

- Located in a popular village location
- Large driveway for ample cars
- Perfect for a first time buy or an investor
- Beautiful outlook across fields and beyond
- Bedroom 3 is accessed via Bedroom 2

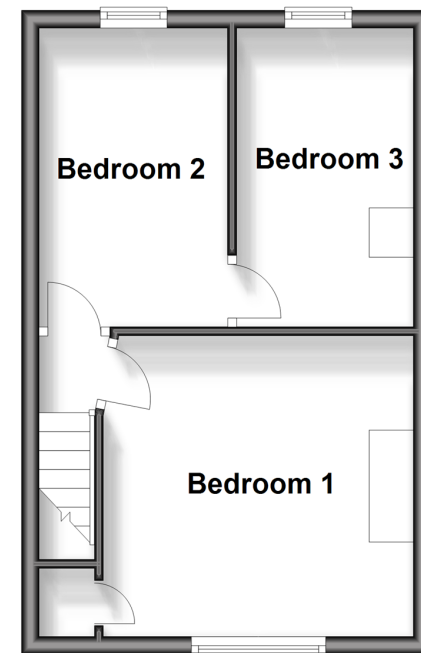
## Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



## First Floor

Approx. 28.8 sq. metres (309.6 sq. feet)



## Accommodation

### GROUND FLOOR

Lounge: 13'4 x 10'9 (4.07m x 3.28m)  
 Kitchen/Diner: 13'5 x 10'6 (4.09m x 3.20m)  
 Rear Lobby  
 Bathroom

### FIRST FLOOR

Landing  
 Bedroom 1: 10'9 x 10'7 (3.28m x 3.23m)  
 Bedroom 2: 10'7 x 6'6 (3.23m x 1.98m)  
 Bedroom 3: 10'7 x 6'5 (3.23m x 1.96m)

### OUTSIDE

Front Garden  
 Driveway  
 Rear Garden

**Call Canterbury - 01227 766669 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



10348511/20250515/CMC/MIA