

FINN'S

since 1865



Manor Road, St Nicholas-at-Wade, Birchington, CT7 0NY

finns.co.uk

Manor Road,
St Nicholas-at-Wade, Birchington, CT7 0NY

Guide Price £450,000

Freehold

Located in the picturesque village of St Nicholas-at-Wade, lies this charming cottage, that boasts an abundance of space and character throughout. This property is being sold chain free and is not one to miss.

Beginning on the ground floor, the property comprises a convenient entrance porch, a modern fitted shower room, an open plan living/ dining room, plus a spacious kitchen/ breakfast room which has a set of bi-folding doors leading through to the garden.

The first floor consists of three good sized bedrooms, with the third bedroom allowing access to storage in the eaves. There is also a three-piece family bathroom with fitted storage.

Externally, the property offers a lawned front garden and private driveway, as well as a sunny aspect rear garden with a patio seating area.

Situated between the seaside resorts of Herne Bay and Birchington, the wonderful village of St Nicholas sits conveniently for commuters as it offers easy access to the A299 as well as having Birchington train station nearby, which boasts high speed links to the centre of London. The village itself benefits from local shops, a choice of pubs as well as St Nicholas CofE Primary School.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Entrance Hall
Reception Room
Dining Room
Kitchen/ Breakfast Room
Shower Room

External

Driveway
Rear Garden

First Floor

Bedroom 1
Family Bathroom
Bedroom 2
Bedroom 3

Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band C (Thanet District Council)

Energy rating: Current 57 | D. Potential 83 | B.

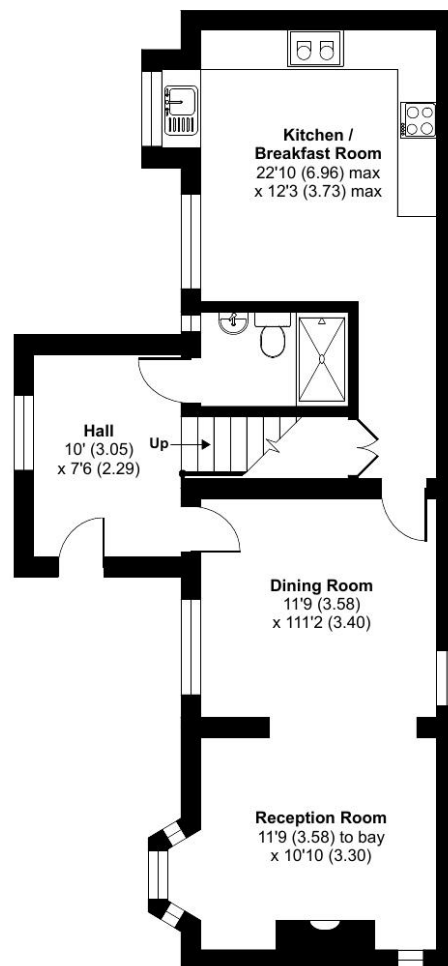
Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

finns.co.uk

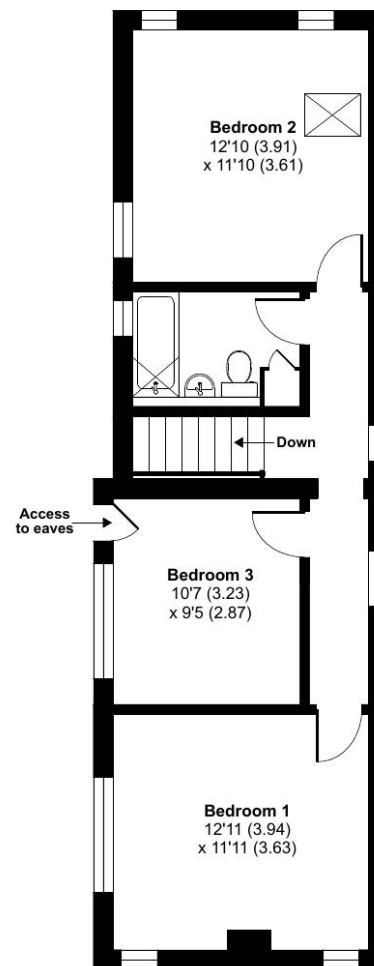


Approximate Area = 1248 sq ft / 115.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Finns. REF: 1012187

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

