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Elmwood Park, Woodnesborough, Kent, CT13 0FB

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Elmwood Park

Woodnesborough, Kent, CT13 0FB

Guide Price £325,000

Freehold

Located within the aesthetic village of Woodnesborough, lies this mid-terrace 2-bedroom home, perfect for first time buyers or buy to let investments. Offered with no onward chain and finished to high standards, this property is not one to overlook.

Upon entrance, you are welcomed with a spacious open plan kitchen, dining and reception room. The property is generously by large and well located windows. Towards the rear end of the property, there is a sleek modern fitted kitchen diner, with integrated appliances. There is also a conventional WC.

The first floor of the property is comprised of two well-proportioned bedrooms, both finished up to high standards whilst the principal bedrooms boast fitted wardrobes. Lastly this level has a three-piece modern bathroom completed to an exquisite standard.

Externally, the property has a rear pebbled garden with access to a patio area. In addition, you will have granted access to allocated parking.

The village of Woodnesborough has a friendly, welcoming community. Its closeness to sandwich allows easy access to many shops, transport links, medical facilities, restaurants and many recreational activities.



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

Ground Floor

Living area
Kitchen/diner
WC

First Floor

Bedroom 1
Bedroom 2
Bathroom

External

Allocated parking
Rear Garden

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

Council Tax: Band C (Dover District Council)

Energy rating: Current 83 | B. Potential 95 | A.

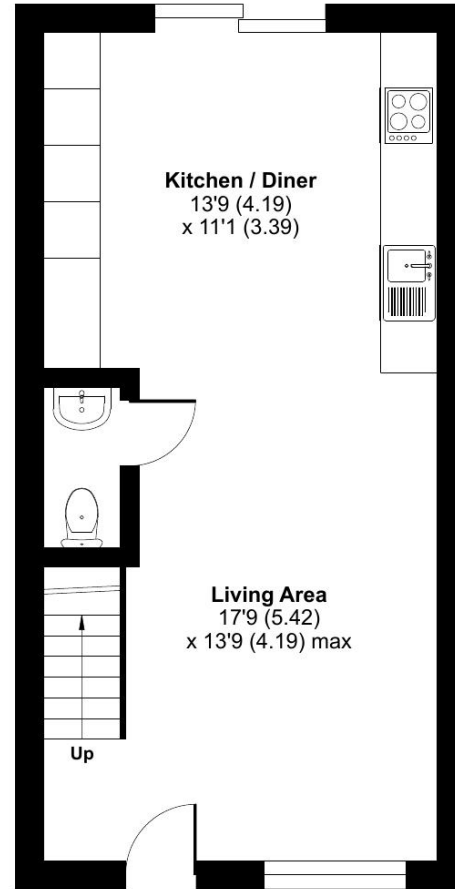
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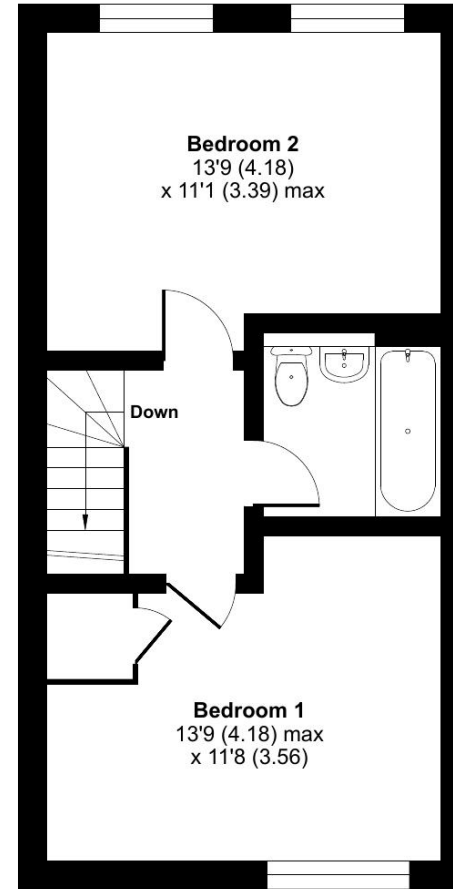


Approximate Area = 794 sq ft / 73.7 sq m

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 2024. Produced for Finns. REF: 1160142

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.

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