



**Price**

**£280,000**

**Freehold**

2x 1x 1x

**Dorset Gardens,  
Birchington, Kent, CT7**

*Wards*  
Helping you move forwards



## Main features

- **No chain**
- **Spacious living area and family bathroom**
- **In need of updating and modernisation**
- **Driveway providing off-road parking**
- **Generous rear garden**



### Nearest Schools

Primary Schools: Monkton C of E Primary 2.5 miles, St Nicholas At Wade C of E Primary 2.6 miles, Chislet C of E Primary 5.4 miles

Secondary Schools: Spires Academy 7.8 miles, Herne Bay High School 8.1 miles, Chaucer Technology School 11. miles



### Transport Information

Train Stations: Herne Bay 7.9 miles, Sturry 9.5 miles, Chestfield & Swalecliffe 10. miles

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Bedroom 1: 11'9 x 11'9 (3.58m x 3.58m)

Bedroom 2: 11'9 x 10'3 (3.58m x 3.13m)

Lounge: 15'9 x 11'9 (4.80m x 3.58m)

Kitchen: 11'8 x 11'1 (3.56m x 3.38m)

Shower Room: 5'8 x 5'4 (1.73m x 1.63m)

### OUTSIDE

#### Front and Rear Gardens

#### Driveway

**Call Birchington - 01843 842551 ■ [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

