



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£350,000**

**Freehold**

3x 1x 1x

**Shepherds Cottage, The  
Street, Ulcombe,  
Maidstone, Kent, ME17**

*Wards*  
Helping you move forwards



## Main features

- Updated and modernised internally
- Perfect for first time buyers or investors
- Driveway for multiple cars
- Fantastic location in Ulcombe
- Just a short drive from Headcorn village with shops and the mainline train station

## Accommodation

### GROUND FLOOR

Living Room: 12'9 x 11'5 (3.89m x 3.48m)

Kitchen/ Diner: 18'0 x 13'1 (5.49m x 3.99m)

### FIRST FLOOR

#### Landing

Bedroom 1: 12'2 x 11'11 (3.71m x 3.63m)

Bedroom 2: 11'8 x 8'7 (3.56m x 2.62m)

Bedroom 3: 8'4 x 7'5 (2.54m x 2.26m)

#### Bathroom

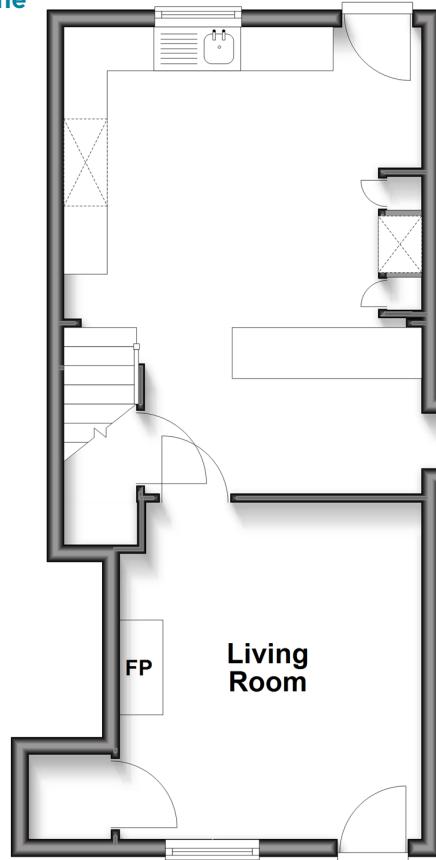
### OUTSIDE

Driveway

Front and Rear Gardens

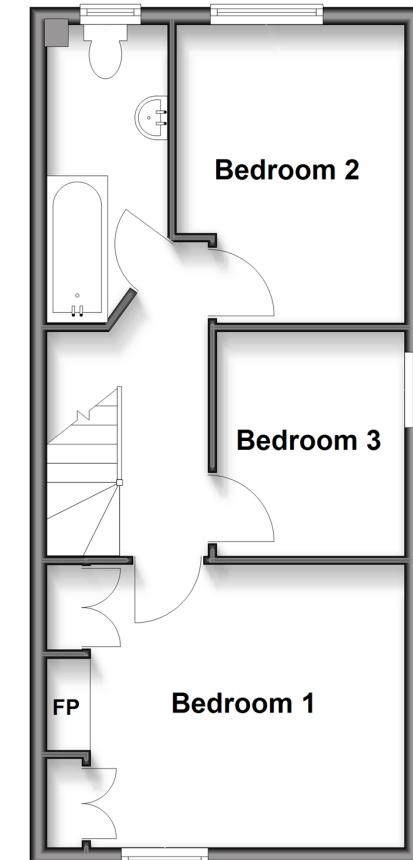
### Ground Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



### First Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



Call Headcorn - 01622 890435 ■ [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 50% less, by purchasing a Lifetime Lease.



CURRENT:  
D(60)

POTENTIAL:  
C(77)



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