



**Guide Price**  
**£270,000**

**Freehold**

3x  1x  2x 

**Thirlmere Close,  
Wainscott, Kent, ME2**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- **Detached garage and driveway**
- **Scope to extend, subject to the necessary planning permission being obtained**
- **Corner plot position in a cul-de-sac location**
- **No onward chain**
- **Close to Hilltop Primary School**
- **Easy access to A2/M2 and railway station**
- **For sale by Modern Auction - T&C's apply**
- **Subject to an undisclosed Reserve Price**
- **Buyer's fees apply**

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 13'7 x 11'0 (4.14m x 3.36m)

Dining Area: 9'6 x 8'2 (2.90m x 2.49m)

Kitchen : 10'3 x 9'3 (3.13m x 2.82m)

### FIRST FLOOR

Landing

Bedroom 1 : 13'8 x 9'7 (4.17m x 2.92m)

Bedroom 2: 9'9 x 9'8 (2.97m x 2.95m)

Bedroom 3: 8'2 x 7'6 (2.49m x 2.29m)

Bathroom

Toilet

### OUTBUILDING

Garage

### OUTSIDE

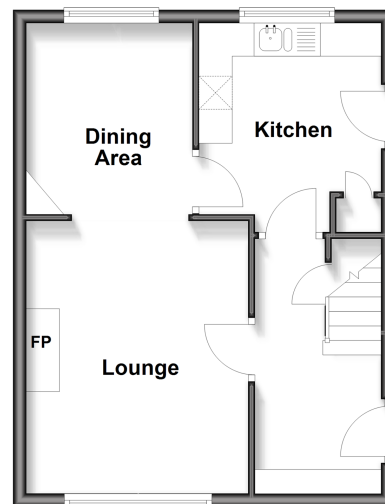
Driveway

Front Garden

Rear Garden

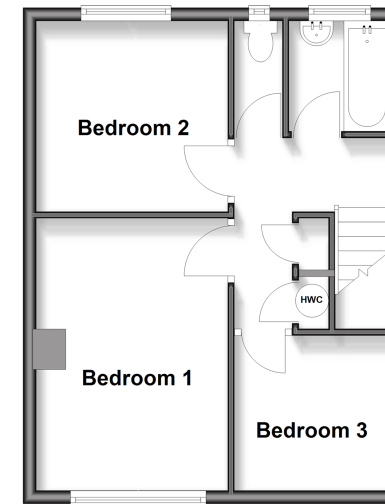
### Ground Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



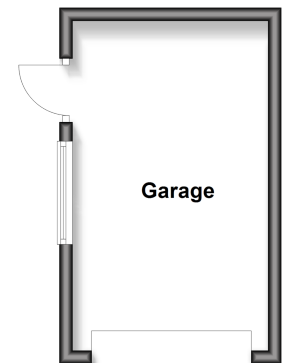
### First Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



### Outbuilding

Approx. 14.7 sq. metres (158.7 sq. feet)



**Call Strood - 01634 716597 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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