



2 Vicarage Lane, Elham - CT4 6TT

Guide Price **£325,000**



2 Vicarage Lane

Elham, Canterbury

Charming Elham cottage with new sash windows, historic fireplace, two double bedrooms, spacious kitchen, off-road parking, and pretty courtyard garden near St Mary's church.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- Enchanting cottage with two double bedrooms
- Charming courtyard garden
- Idyllic village location with the picturesque Saxon church as the back drop
- Parking to the frontage
- Brand new windows and front door

Entrance Hall

Living Room

11' 7" x 13' 9" (3.53m x 4.19m)

Kitchen / Dining Room

12' 6" x 17' 0" (3.81m x 5.18m)

Utility

5' 11" x 9' 6" (1.80m x 2.90m)

WC

Bedroom 1

11' 7" x 12' 3" (3.53m x 3.73m)

Bedroom 2

9' 5" x 12' 6" (2.87m x 3.81m)

Shower Room/WC





Laing Bennett

Laing Bennett Ltd, The Estate Office, 8 Station Road - CT18 8HP

01303 863393

info@laingbennett.co.uk

www.laingbennett.co.uk/

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