

**Guide Price**  
**£375,000**

**Freehold**

3x 1x 2x

**Epple Road,  
Birchington, Kent, CT7**

**CPR Certificate Not Signed**



*Wards*  
Helping you move forwards



## Main features

- Detached house
- Generous plot with scope to improve
- Large garden
- Bathroom and separate shower room
- No onward chain



## Accommodation

### GROUND FLOOR

Lounge: 14'9 x 11'6 (4.50m x 3.51m)  
Kitchen: 15'0 x 13'8 (4.58m x 4.17m)  
Bedroom 1: 12'0 x 9'6 (3.66m x 2.90m)  
shower Room: 6'4 x 4'3 (1.93m x 1.30m)

### FIRST FLOOR

Bedroom 2: 15'4 x 10'5 (4.68m x 3.18m)  
Bedroom 3: 14'6 x 10'9 (4.42m x 3.28m)  
Bathroom: 11'1 x 7'7 (3.38m x 2.31m)

### OUTSIDE

Large rear garden  
Off street parking to front  
Garage



Call Birchington - 01843 842551 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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