



Guide Price

£390,000

Freehold

5x  2x  1x 

**Canterbury Road,
Birchington, Kent, CT7**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Generously sized bedrooms
- Two bathrooms
- Spacious lounge and conservatory
- Large garden set on a substantial plot
- Excellent potential to extend subject to relevant planning permission

Accommodation

GROUND FLOOR

- Entrance Hallway
- Lounge : 22'4 x 11'0 (6.81m x 3.36m)
- Conservatory : 11'2 x 6'9 (3.41m x 2.06m)
- Kitchen : 15'8 x 7'10 (4.78m x 2.39m)
- Bathroom : 11'0 x 6'7 (3.36m x 2.01m)
- Bedroom 5 : 12'2 x 6'4 (3.71m x 1.93m)
- Bedroom 4 : 11'2 x 8'11 (3.41m x 2.72m)
- Bedroom 3 : 11'0 x 9'11 (3.36m x 3.02m)

FIRST FLOOR

- Landing
- Bedroom 1 : 15'7 x 13'8 (4.75m x 4.17m)
- Bathroom : 6'8 x 6'1 (2.03m x 1.86m)
- Bedroom 2 : 15'5 x 8'1 (4.70m x 2.47m)

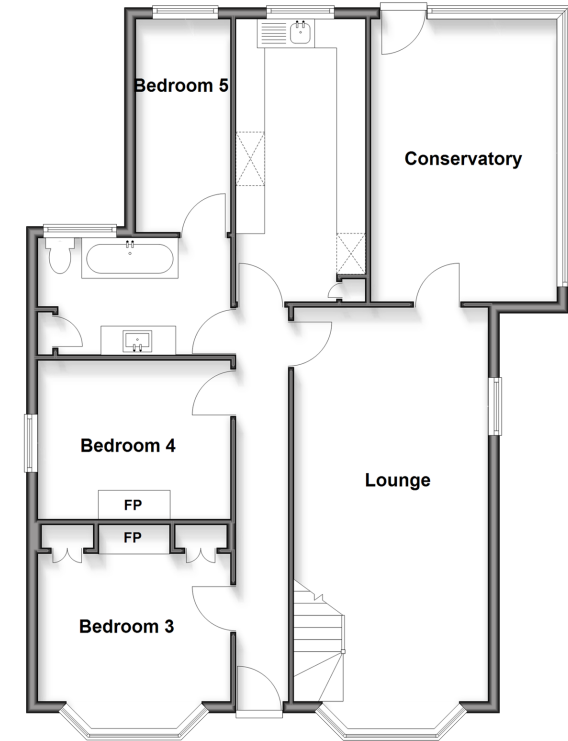
OUTSIDE

- Garden to Rear
- Off Road Parking
- Workshop/Outbuilding

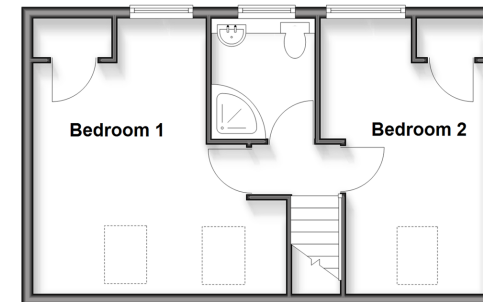
Call Birchington - 01843 842551 ■ wardsof Kent.co.uk

- 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 59% less, by purchasing a Lifetime Lease

Ground Floor
Approx. 92.7 sq. metres (997.6 sq. feet)



First Floor
Approx. 37.4 sq. metres (402.5 sq. feet)



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