



Guide Price
£300,000

Freehold

3x  1x  1x 

**Kings Road, Birchington,
Kent, CT7**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Perfect size family home
- Low maintenance rear garden and off road parking to the front
- Ready for you to move straight in
- Very spacious rooms throughout
- Brilliant location just a stone's throw from Birchington primary school

Accommodation

GROUND FLOOR

Entrance Hallway
Cloakroom
Lounge : 15'3 x 12'6 (4.65m x 3.81m)
Dining Area: 12'3 x 9'10 (3.74m x 3.00m)
Conservatory
Kitchen : 12'6 x 8'10 (3.81m x 2.69m)

FIRST FLOOR

Landing
Bedroom 1 : 13'5 x 10'0 (4.09m x 3.05m)
Bedroom 2 : 12'1 x 10'1 (3.69m x 3.08m)
Bedroom 3 : 9'0 x 8'6 (2.75m x 2.59m)
Bathroom
Separate Toilet

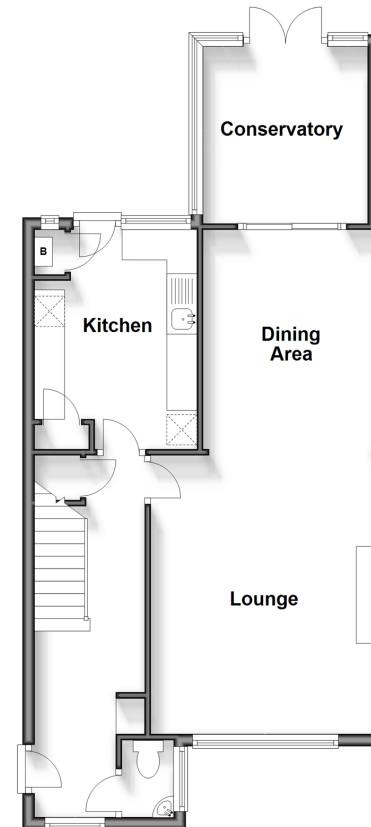
OUTSIDE

Garage and Off Road Parking
Garden to Rear

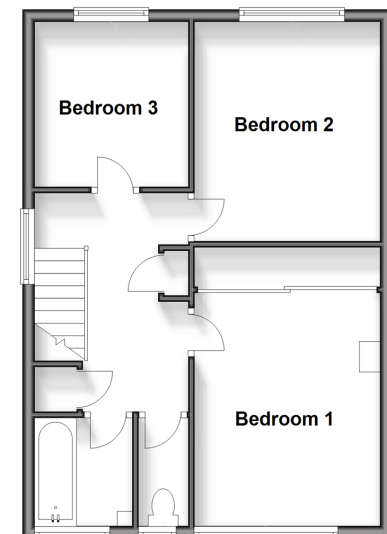
Call Birchington - 01843 842551 ■ wardsofkent.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- 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. 59.5 sq. metres (640.5 sq. feet)



First Floor
Approx. 48.0 sq. metres (516.8 sq. feet)



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