



**Price**  
**£310,000**

**Freehold**

2x  2x  1x 

**Manor Road, St.  
Nicholas At Wade,  
Birchington, Kent, CT7**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Beautiful rear garden, perfect for a keen gardener
- Presented to a lovely standard
- Village location
- Very welcoming home, ready for someone to move straight in
- Situated in the popular St Nicholas at Wade with two homely pubs, shops and a post office

## Accommodation

### GROUND FLOOR

Entrance Hallway

Shower Room

Lounge/Dining Area : 19'4 x 16'7 (5.90m x 5.06m)

Kitchen : 7'10 x 5'6 (2.39m x 1.68m)

### FIRST FLOOR

Landing

Shower Room

Bedroom 1 : 15'7 x 11'10 (4.75m x 3.61m)

Bedroom 2 : 8'2 x 7'9 (2.49m x 2.36m)

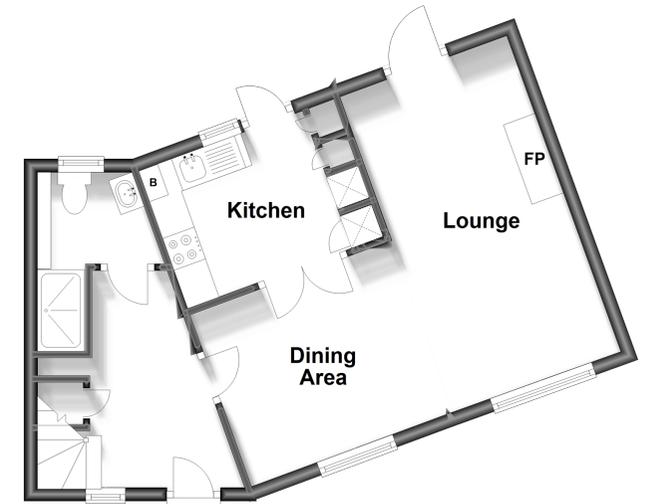
### OUTSIDE

Garden to Rear

Shared Driveway

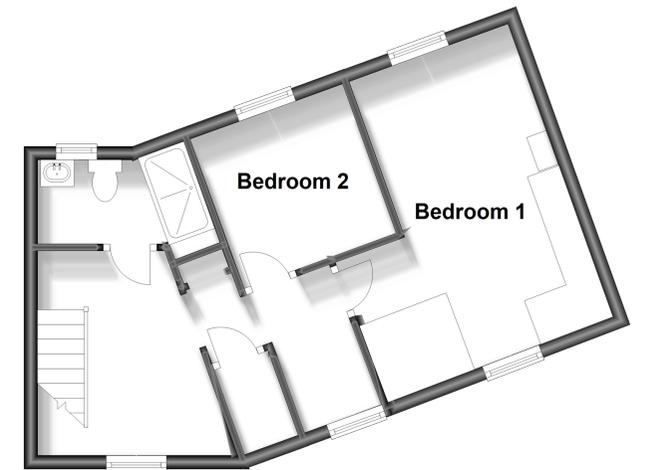
### Ground Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



### First Floor

Approx. 37.3 sq. metres (402.0 sq. feet)



Call Birchington - 01843 842551 ■ [wardsof Kent.co.uk](http://wardsof Kent.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.



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