



**Guide Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Collingwood Close,  
Westgate-On-Sea, Kent,  
CT8**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Being sold with no onward chain
- Ready to move in and make your own
- Secluded low maintenance rear garden
- Situated in a quiet cul-de-sac
- Popular location of Westgate with local amenities near by

## Accommodation

### GROUND FLOOR

- Porch
- Entrance Hallway
- Bedroom 1 : 12'0 x 11'6 (3.66m x 3.51m)
- Shower Room
- Bedroom 2: 11'9 x 10'9 (3.58m x 3.28m)
- Kitchen : 11'9 x 7'9 (3.58m x 2.36m)
- Utility Room: 12'9 x 5'6 (3.89m x 1.68m)
- Lounge : 17'5 x 12'1 (5.31m x 3.69m)
- Conservatory : 19'0 x 9'8 (5.80m x 2.95m)
- Bedroom 3(Used as a Study): 8'8 x 8'3 (2.64m x 2.52m)

### OUTSIDE

- Garden to Front and Rear
- Off Road Parking

**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
- 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
- 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. 92.0 sq. metres (990.5 sq. feet)

