



**Price**  
**£425,000**

**Freehold**

3x  2x  2x 

**Manor Lea 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

- Immaculately presented throughout
- Ready for you to move straight into
- Guest room on the ground floor with own private entrance
- Stunning large garden with show stopping bar, perfect for entertaining
- Situated in the wonderful village of St Nicholas at Wade

## Accommodation

### GROUND FLOOR

- Entrance Hallway
- Lounge : 11'6 x 11'0 (3.51m x 3.36m)
- Kitchen : 11'8 x 6'7 (3.56m x 2.01m)
- Dining Area : 13'11 x 10'10 (4.24m x 3.30m)
- Utility : 12'1 x 5'10 (3.69m x 1.78m)
- Cloakroom
- Guest Room: 18'9 x 8'3 (5.72m x 2.52m)
- En-Suite Shower Room

### FIRST FLOOR

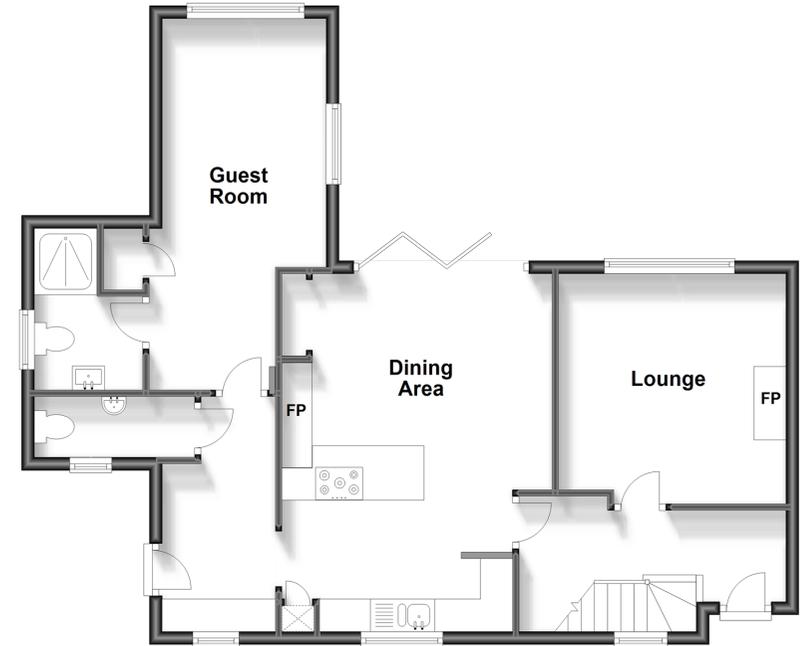
- Landing
- Bedroom 2 : 10'8 x 10'1 (3.25m x 3.08m)
- Bathroom
- Bedroom 1 : 14'9 x 11'2 (4.50m x 3.41m)
- Bedroom 3 : 9'4 x 7'2 (2.85m x 2.19m)

### OUTSIDE

- Off Road Parking
- Garden to Rear
- Out Building/Bar : 15'3 x 12'3 (4.65m x 3.74m)

## Ground Floor

Approx. 69.6 sq. metres (749.3 sq. feet)



## First Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



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- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- 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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