



**Guide Price**  
**£295,000**

**Freehold**

2x  1x  1x 

**Queen Berthas Avenue,  
Birchington, Kent, CT7**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- **Lovely spacious layout**
- **Located in a popular residential area**
- **The garage and off road parking means there won't be a worry after the weekly shopping trip**
- **Easy access to road links that surround, either via the A256 or A299**
- **Low maintenance rear garden**

## Accommodation

### GROUND FLOOR

Entrance Hallway

Bedroom 1 : 12'7 x 10'5 (3.84m x 3.18m)

Bedroom 2 : 10'4 x 9'7 (3.15m x 2.92m)

Lounge : 15'5 x 9'4 (4.70m x 2.85m)

Dining Area : 16'5 x 4'11 (5.01m x 1.50m)

Kitchen : 9'7 x 7'4 (2.92m x 2.24m)

Shower Room

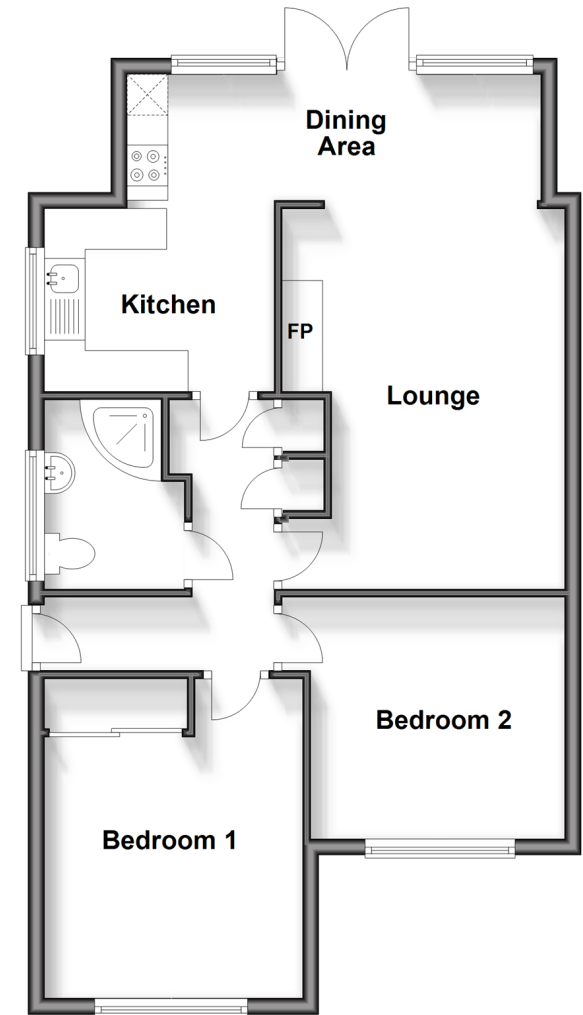
### OUTSIDE

Garage and Off Road Parking

Garden to Front and Rear

## Ground Floor

Approx. 63.8 sq. metres (686.5 sq. feet)



**Call Birchington - 01843 842551 ■ [wardsofkent.co.uk](http://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.



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