



**Price**  
**£32,000**

2x  1x  1x 

**Laburnham Grove,  
Birchington Vale  
Shottendane R,  
Birchington, Kent, CT7**

*Wards*  
Helping you move forwards





## Main features

- Being sold with no onward chain
- 13 years remaining
- Presented to a beautiful standard
- Outside spacious terrace area
- Popular location of Birchington Vale, with facilities on site



### Transport Information

Train Stations: Westgate-on-Sea 1.5 miles, Birchington-On-Sea 2.2 miles, Margate 3.0 miles

## Accommodation

### GROUND FLOOR

Kitchen/Lounge/Diner : 13'11 x 12'1 (4.24m x 3.69m)

Bedroom 1 : 13'9 x 8'4 (4.19m x 2.54m)

En-Suite Shower Room

Bedroom 2 : 9'3 x 7'7 (2.82m x 2.31m)

Bathroom

### OUTSIDE

Terrace Area

Off Road Parking

**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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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