



**Price**  
**£235,000**

**Freehold**

2x  1x  1x 

**Rye Walk, Broomfield,  
Herne Bay, Kent, CT6**

**OVER 60?**

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

*Wards*  
Helping you move forwards



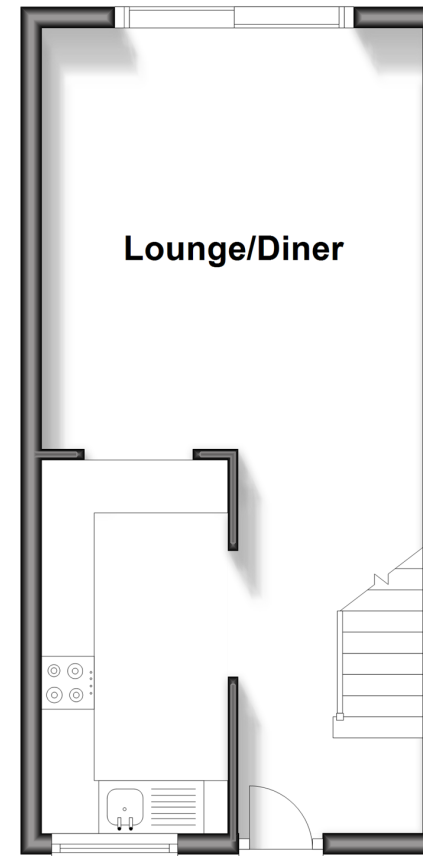


## Main features

- The perfect first home
- Cottage layout in a cul-de-sac setting
- Easy access to Thanet Way
- 2 allocated parking bays to rear
- Low maintenance garden- no onward chain

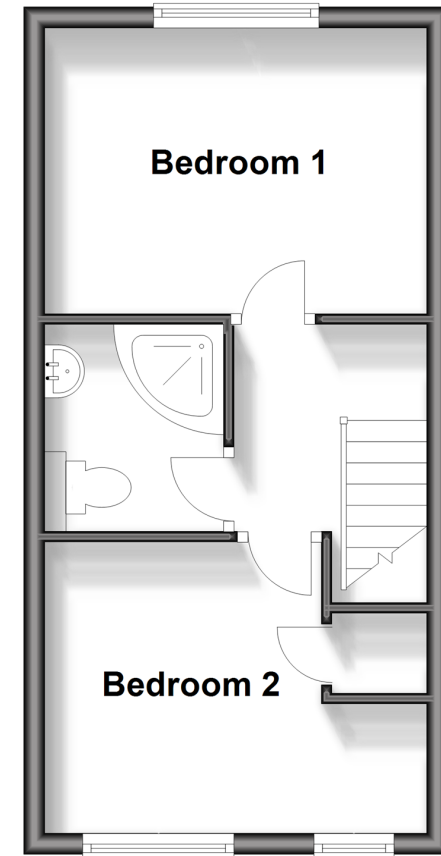
## Ground Floor

Approx. 27.6 sq. metres (297.1 sq. feet)



## First Floor

Approx. 27.7 sq. metres (297.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen: 12'0 x 5'8 (3.66m x 1.73m)

Lounge/Diner: 13'2 x 11'9 (4.02m x 3.58m)

### FIRST FLOOR

Landing

Bedroom 1: 12'0 x 9'2 (3.66m x 2.80m)

Shower Room

Bedroom 2: 11'6 x 9'3 (3.51m x 2.82m)

### OUTSIDE

Allocated parking bays

Rear Garden

**Call Herne Bay - 01227 361226 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- 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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