



Price
£325,000

Freehold

2x  1x  2x 

**Station Road, Kent,
Kent, TN27**

OVER 60?

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

Wards
Helping you move forwards



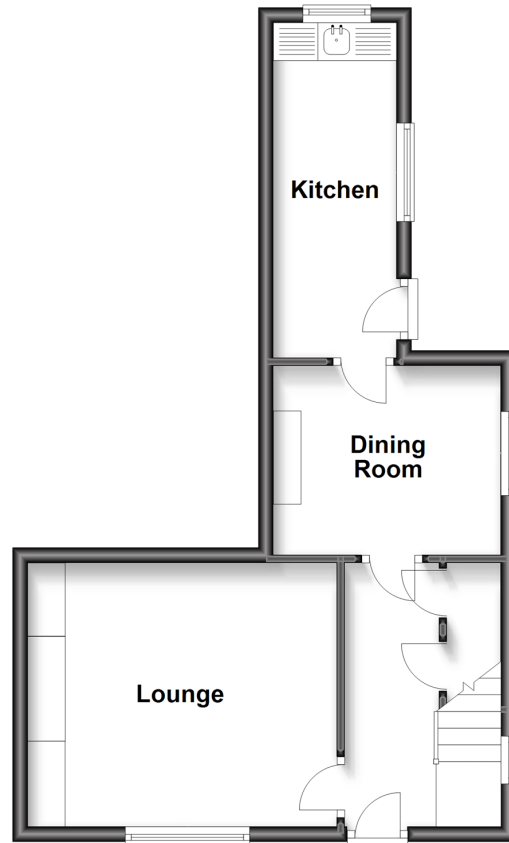
Main features

- **Fantastic Dering-style cottage in need of modernisation**
- **Located in the village of Pluckley**
- **Space to extend (subject to planning permission)**
- **Driveway for parking multiple vehicles**
- **Walking distance to high street**

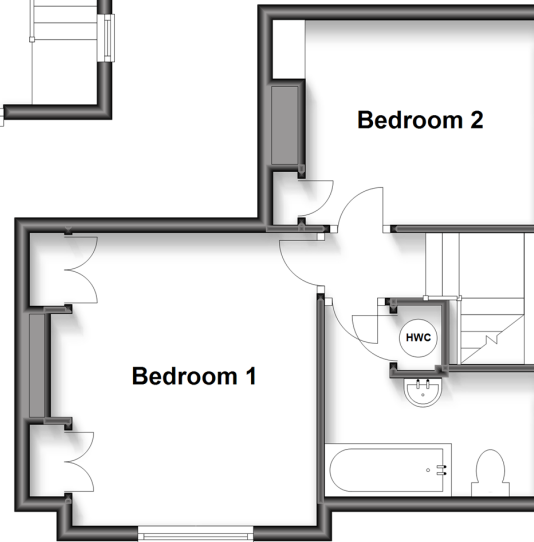
Call Headcorn - 01622 890435 ■ wardsof Kent.co.uk

- 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

Ground Floor
Approx. 37.0 sq. metres (398.7 sq. feet)



First Floor
Approx. 34.4 sq. metres (369.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 13'1 x 11'5 (3.99m x 3.48m)

Kitchen: 14'4 x 5'2 (4.37m x 1.58m)

Dining Room: 9'11 x 8'1 (3.02m x 2.47m)

FIRST FLOOR

Landing

Bedroom 1: 12'3 x 11'0 (3.74m x 3.36m)

Bedroom 2: 9'4 x 8'9 (2.85m x 2.67m)

Bathroom

OUTSIDE

Front and Rear Gardens

Driveway



12721786/20240224/DB/HS1

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.