WILBEE & SON

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46 Woodlands Estate, Blean, Canterbury, CT2 9JN



Vacant 2 bedroom static home located on a popular residential park just off the main A290 road to Canterbury & Whitstable . Some updating is required but the property offers double glazing , bottled gas central heating and 2 modern air conditioning units . Distant country views from this elevated plot . Car parking at hand .

£125,000 Leasehold

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Steps to Enclosed entrance porch
, front entrance door , all double glazed

Entrance Hall
electric wall heater , power points , cupboard housing boiler for central heating and hot water . radiator , double glazed window with country views in the distance .opening to

Kitchen
10'6" max x 8'1" max depth (3.22m max x 2.47m max depth)
Base units and wall cupboards , integrated gas hob & electric oven , power points, ,resin sink unit, double glazed window, door to inner hall

Inner Hall
power points

Lounge
10'11" width x 15'5" depth (3.33m width x 4.72m depth)
Air conditioning unit , double glazed windows, distant country views , radiator ,power points , tv point , door to double glazed side porch

Double glazed side porch
door to garden area , door to inner hall

Inner hall
power point

Shower /Wc
6'8" max depth x 5'7" max width (2.04m max depth x 1.71m max width)
Shower cubicle,with electric shower , low level wc suite , vanity washbasin , heated towel rail

Back Bedroom
9'6" width x 10'5" max depth (2.9m width x 3.18m max depth)
Radiator , power points , double glazed window, fitted wardrobe .

Side bedroom
9'5" m max width x 13'1" max depth (2.89 m max width x 4m max depth)
double glazed windows , double aspect room, power points , radiator , fitted wardrobe , , air conditioning unit .

Outside
surround garden area incorporating - patio area , shingled area, greenhouse & shed .

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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