



5 Canon Green School Lane, Wingham
£275,000

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Wingham, Canterbury

*** END OF CHAIN *** Miles and Barr are delighted to present to the market this two bedroom purpose-built Retirement Cottage set in the popular location of School Lane, Wingham. Tucked away and end of terrace this retirement home is perfect for those looking for a property that has less maintenance but want an independent lifestyle. Set within a friendly community, Canon Green offers easy access to the local amenities of the village and is a short drive or bus ride to the city of Canterbury. The accommodation consists of - entrance hall, shower room, dining room, kitchen and a lounge that overlooks the garden. First Floor, two bedrooms with the Master Bedroom benefiting from an en-suite with bath. Externally, there is a low maintenance garden to the rear with patio, lawn and shrubs, a shed provides storage and there is side access. A private parking area that offers allocated parking for one car. Please see the virtual tour and then call Miles and Barr to arrange your viewing. Tenure: Leasehold

- Short Drive Or Bus Ride To Canterbury
- Allocated Parking Space
- Rear Garden
- Two Bedroom Retirement Cottage
- Friendly Community
- Close to Village Amenties
- Quiet And Tucked Away





Entrance

Shower Room

6' 6" x 6' 8" (1.98m x 2.03m)

Dining Area

11' 6" x 11' 2" (3.51m x 3.4m)

Kitchen

12' 7" x 6' 10" (3.84m x 2.08m)

Living Room

14' 11" x 11' 8" (4.55m x 3.56m)

Bedroom One

11' 4" x 11' 1" (3.45m x 3.38m)

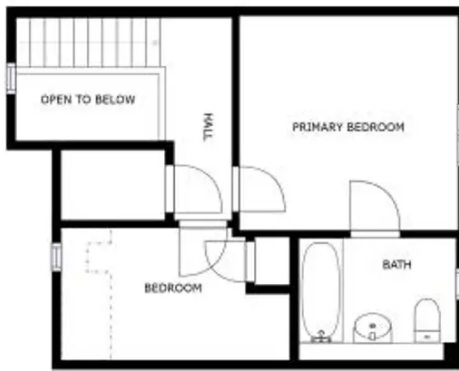
Ensuite

8' 2" x 6' 4" (2.49m x 1.93m)

Bedroom Two

12' 4" x 6' 11" (3.76m x 2.11m)





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 534 sq. ft, FLOOR 2: 352 sq. ft
 EXCLUDED AREAS: , PATIO: 138 sq. ft
 REDUCED HEADROOM BELOW 1.5M: 16 sq. ft
 TOTAL: 886 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure