



philip INDEPENDENT
ESTATE AGENT
Jarvis



1 College Way, Wingham, Canterbury, Kent. CT3 1AG.

£290,000 Freehold

Property Summary

"I believe the comfortable accommodation this bungalow offers will really suit somebody who needs to be close to local amenities". - Sam Newman, Senior Sales Negotiator.

We are pleased to bring to the market this three bedroom semi-detached bungalow situated in a popular residential estate, within short distance of Wingham village centre.

The property is currently configured to include a fitted kitchen, lounge with electric fire, three bedrooms and bathroom, The second bedroom has double patio doors onto the rear garden and could be used as a further reception space if necessary.

There are gardens to the front and rear with a driveway to the side. There are wooden gates which open to a continuation of the driveway leading to the garage.

College Way is a small cul-de-sac, consisting of only four properties. It is handily positioned for the village centre which is only a short walk away. The village boasts a wide range of amenities to include a doctors surgery, dentist, store, bakery and a selection of public houses. There is also a primary school. A regular bus service offers connection to Canterbury and Sandwich.

This bungalow is being sold with no onward chain so pleased book a viewing today to appreciate everything it has to offer.

Features

- Three Bedroom Semi-Detached Bungalow
- Driveway & Garage
- Gas Central Heating
- No Onward Chain
- Council Tax Band C
- Front & Rear Gardens
- UPVC Double Glazed Windows Throughout
- Cul-De-Sac Location
- EPC Rating: C

UPVC Double Glazed Front Door To

Entrance Lobby

Tile floor. Recess lighting. Cupboard with shelving. Opens into

Kitchen

9' 7" x 8' 8" (2.92m x 2.64m) Double glazed window to side. Range of base and wall units. Stainless steel sink. Localised tiling. Electric oven. Gas hob with extractor and light. Space for washing machine and under counter fridge. Pantry cupboard housing consumer unit and meters. Side door. Tiled floor. Radiator.

Lounge

15' 9" x 11' 0" (4.80m x 3.35m) Double glazed window to front. Electric fire with marble effect feature fireplace. Wall and recess lighting. TV & BT point. Fitted carpet. Door to

Inner Hall

Loft access with ladder. Recess lighting. Radiator. Thermostat. Fitted carpet.

Bedroom One

11' 5" x 11' 0" (3.48m x 3.35m) Double glazed window to rear. Radiator. TV & BT point. Fitted carpet.

Bedroom Two

11' 11" x 8' 6" (3.63m x 2.59m) Double glazed patio doors and window to rear. Radiator. TV point. Fitted carpet.

Bedroom Three

Double glazed window to side. Radiator. BT point. Shelving. Fitted carpet.

Bathroom

Double glazed obscured window to side. Modern suite of comprising of low level WC, pedestal hand basin and panelled bath with mixer shower attachment. Half wall tiling with full wall to bath. Cabinet with mirrored doors. Light with shaver point. Tiled floor. Cupboard housing gas boiler. Radiator.

Exterior

Front Garden

Lawned area to front with shrubs and bushes. Path to front door. Driveway to side with double wooden gates.

Rear Garden

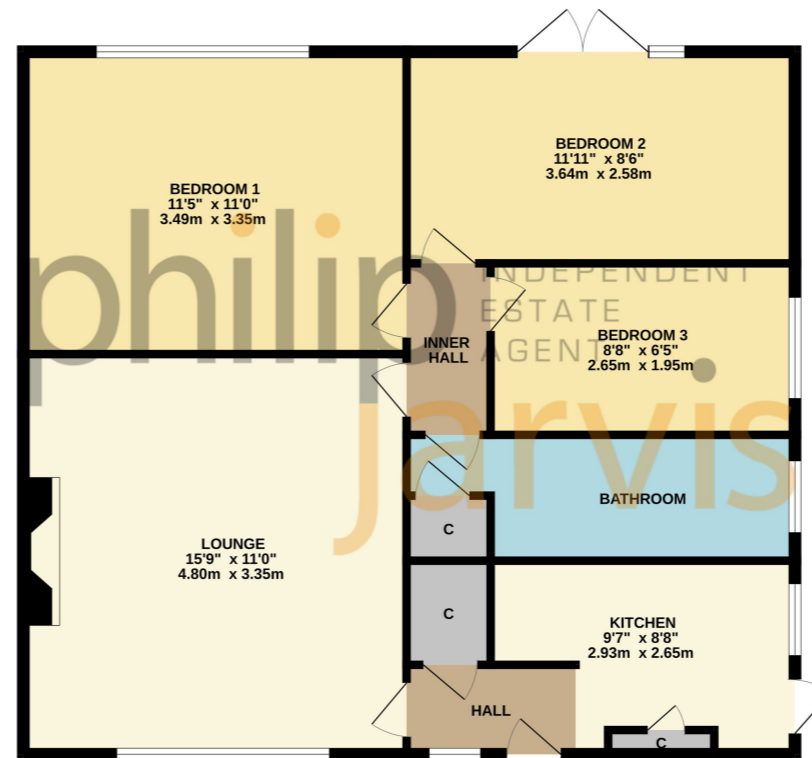
Approximately 40ft in length. Consists of a large patio area to the rear of the property and a raised area to the side. Lawned area with shrubs and hedges to the borders.

Garage

Side driveway leads to single garage with metal up and over door and side personal door. The garage has power and light.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.



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