



### 58 Woodlands Estate, Blean, CT2 9JN



Vacant one bedroom static home in need of complete updating but realistically priced for a quick sale. Located on a sought after full residential site close to the bus route to Whitstable and Canterbury. Minimum age of 50 years old applies. One dog per home allowed.

**£85,000 Freehold**



## **End Side Entrance Porch**

Small hallway

## **Bedroom (Back)**

7'4" max x 9'10" (2.25 max x 3.02 )

Cupboard housing consumer unit.

## **Bathroom/WC**

4'2" max x 9'0" (1.29 max x 2.75)

Bath, WC, Wash Basin

## **Dressing Room**

4'0" x 7'2" (1.22 x 2.20)

Dressing area or possible en-suite

## **Kitchen**

10'5" max x 11'7" max (3.18 max x 3.55 max)

Units and cupboards, hot water tank

## **Front Lounge**

10'6" x 11'8" (3.21 x 3.56)

Door to side garden

## **Garden**

Surround garden with concrete shed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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### 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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