



The Square, High Street, Wingham, Canterbury, CT3 1TQ

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The Square, High Street

Wingham, Canterbury, CT3 1TQ

Guide Price £210,000

Freehold

Situated within the heart of the popular village of Wingham, this charming period mid terrace home, believed to form part of a former agricultural mews, is offered to the market chain free and presents an excellent opportunity for buyers seeking a property with scope to modernise and add value. The home retains character features and well-proportioned accommodation, making it an ideal purchase for first-time buyers, investors or those looking to create a personalised village home.

The ground floor accommodation comprises a generous living room centred around a feature open fireplace, providing a warm and inviting space with clear potential for enhancement. To the rear, the kitchen and dining area is fitted with a range of base and wall units, complemented by a breakfast bar offering informal seating and a practical layout for everyday use.

On the first floor, the property offers two well-proportioned double bedrooms, both benefitting from built-in storage and feature panelled walls, adding a sense of character and style. These are served by a modern shower room, fitted with contemporary fixtures, completing the internal accommodation.

While the property does not include external garden space, it compensates with its central village position and ease of access to local amenities. Wingham is a highly regarded rural village located between Canterbury and Sandwich, offering a range of local shops, public houses and community facilities, making this an appealing opportunity for those seeking a character home with potential in a convenient and well-connected setting.



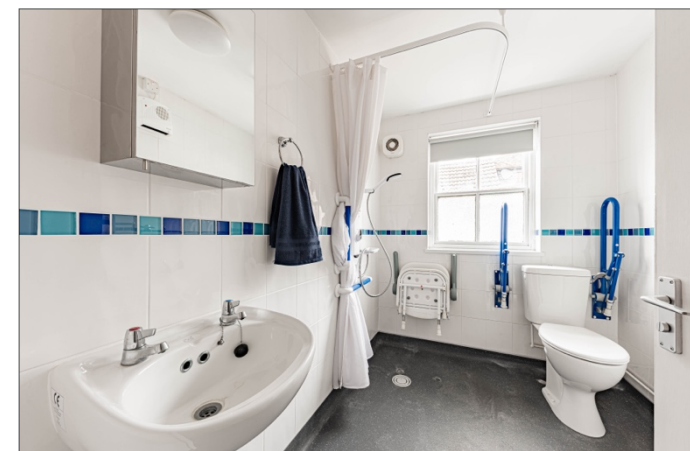
The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Living Room 3.21 x 4.59
Kitchen/ Diner 4.11 x 4.55

First Floor

Landing
Bedroom 1 3.28 x 4.84
Bedroom 2 2.82 x 3.33
Shower Room



Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band C (Dover District Council)

Energy Rating: Current 54 | E. Potential 85 | B.

Viewing by appointment only: Finn's Sandwich
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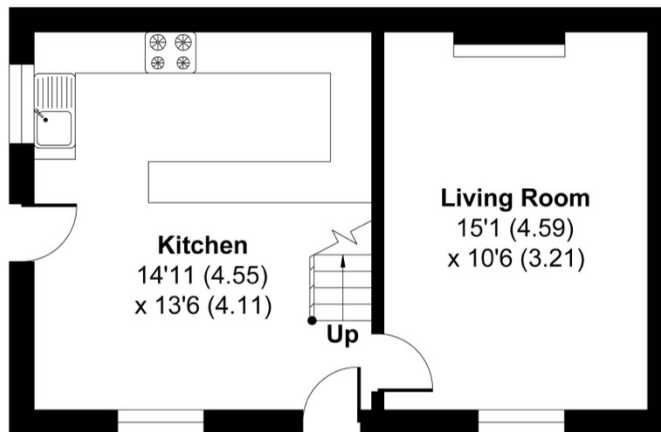




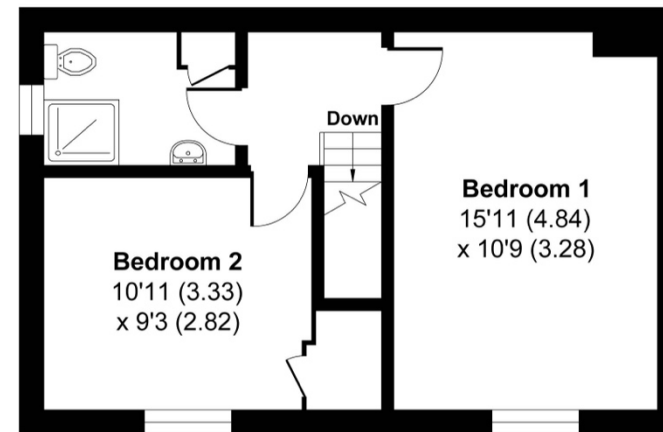
High Street, Wingham

Approximate Gross Internal Area = 68.57 sq m / 738.08 sq ft

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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