

St Nicholas At Wade  
CT7 0NJ

£1,375 PCM

Finn's  
82 Castle Street  
Canterbury  
CT1 2QD  
t: 01227 452111  
e: canterbury@finns.co.uk  
www.finns.co.uk



A well presented three bedroom detached farm cottage in a rural location situated on a working farm. The property is located on the outskirts of the village of St Nicholas at Wade and has easy access to the A299 to the Thanet towns and also to Herne Bay, Whitstable and Canterbury which is approximately twelve miles distant. The accommodation on the ground floor comprises: entrance hall, sitting room with open fireplace, spacious fitted kitchen. On the first floor there are two double bedrooms and a single and a family bathroom. The property is fully double glazed and has oil fired central heating. There are good sized front and rear gardens and off road parking. PROPERTY IS IN THE PROCESS OF BEING REDECORATED.

- 3 Bedrooms
- Spacious fitted kitchen
- Rural Location
- Double Glazing
- Oil Fired Central Heating
- Driveway Parking Available
- Council Tax Band B
- EPC Band D
- Deposit £1,585.00
- One family pet considered



#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Viewing: By appointment through Finn's, Canterbury  
Telephone: 01227 452111

Council Tax: B

Date: These particulars were prepared on: 17th December 2025

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 give any representation or warranty in relation to this property.

FINN'S CANTERBURY  
82 Castle Street  
Canterbury  
Kent CT1 2QD  
Lettings: 01227 452111

FINN'S SANDWICH  
2 Market Street  
Sandwich  
Kent CT13 9DA  
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE  
The Packhouse  
Wantsum Way  
St Nicholas at Wade  
Kent CT7 0NE  
01843 848320

