

Terence Painter

ESTATE AGENTS



- Semi Detached House
- Three Bedrooms
- No Forward Chain
- Close to Shops, Schools and Transport Links
- 78' South Facing Garden
- Requires Modernisation
- Double Tandem Driveway
- Lounge & Dining Room
- Fitted Kitchen & Separate Utility Room
- Council Tax Band B



49 Hugin Avenue, Broadstairs, Kent. CT103HP.

Freehold £250,000

SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME WITH NO FORWARD CHAIN!

This is an exciting opportunity to acquire this spacious three bedroom semi detached family home situated in the village of St Peters offering a traditional village lifestyle with a variety of independent shops, public house's, Co-op supermarket and a chemist. The village is also served by a good selection of schools, doctors and a dental practice.

This property does require modernisation but offers generous size living accommodation arranged over two floors. On the ground floor there is a entrance porch, entrance hall, dining room with double glazed French doors to the garden and an open archway to the lounge with a feature gas fireplace, fitted kitchen and a utility room.

On the first floor are three good size bedrooms and a bathroom.

Externally this home continues its spacious theme with a 78' south facing rear garden and a double tandem driveway to the front of the property.

This property is being offered to the market with no forward chain so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

Access into the property is via a part glazed upvc door to the entrance porch.

Entrance Porch

There is a glazed wooden door to the entrance hall.

Entrance Hall

3.97m x 1.81m (13' 0" x 5' 11") There are stairs to the first floor, radiator, under stairs cupboard and doors leading off to the dining room and kitchen.

Dining Room

3.95m x 3.33m (13' 0" x 10' 11") This room features double glazed French doors to the rear of the property which provide access to the garden, fitted recess storage cupboards and shelving, radiator and an open archway to the lounge.

Lounge

4.16m x 3.93m (13' 8" x 12' 11") There is a double glazed bay window to the front of the property, radiator, television point and feature gas fireplace.

Kitchen

3.37m x 2.42m (11' 1" x 7' 11") There is a double glazed window to the side of the property, doorway to the utility room, range of fitted wall and base units and a stainless steel sink unit inset to roll top worksurfaces.

Utility Room

2.57m x 2.28m (8' 5" x 7' 6") There are frosted double glazed windows to the side and rear of the property, part glazed UPVC door to the side which provides access to the garden and a wall mounted boiler.

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First Floor

Landing

There is a double glazed window to the side of the property, loft hatch and doors leading off to the bedrooms and bathroom.

Bedroom One

3.95m x 3.09m (13' 0" x 10' 2") Measurements include a range of fitted wardrobes. There is a airing cupboard, radiator and double glazed window to the rear.

Bedroom Two

3.39m x 3.13m (11' 1" x 10' 3") There is a double glazed window to the front of the property and a radiator.

Bedroom Three

2.64m x 2.57m (8' 8" x 8' 5") There is a double glazed window to the front of the property, fitted cupboard and a radiator.

Bathroom

2.13m x 1.76m (7' 0" x 5' 9") There is a frosted double glazed window to the rear of the property, panelled bath, low level w.c, pedestal wash hand basin, radiator and tiled walls.

Rear Garden

24m x 8m (78' 9" x 26' 3") There is a paved patio area immediately to the property and the remainder of the garden is laid to lawn. This garden also features a large metal storage shed.

Double Driveway

This house benefits from a double tandem driveway.

Council Tax Band


The council tax band is B.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

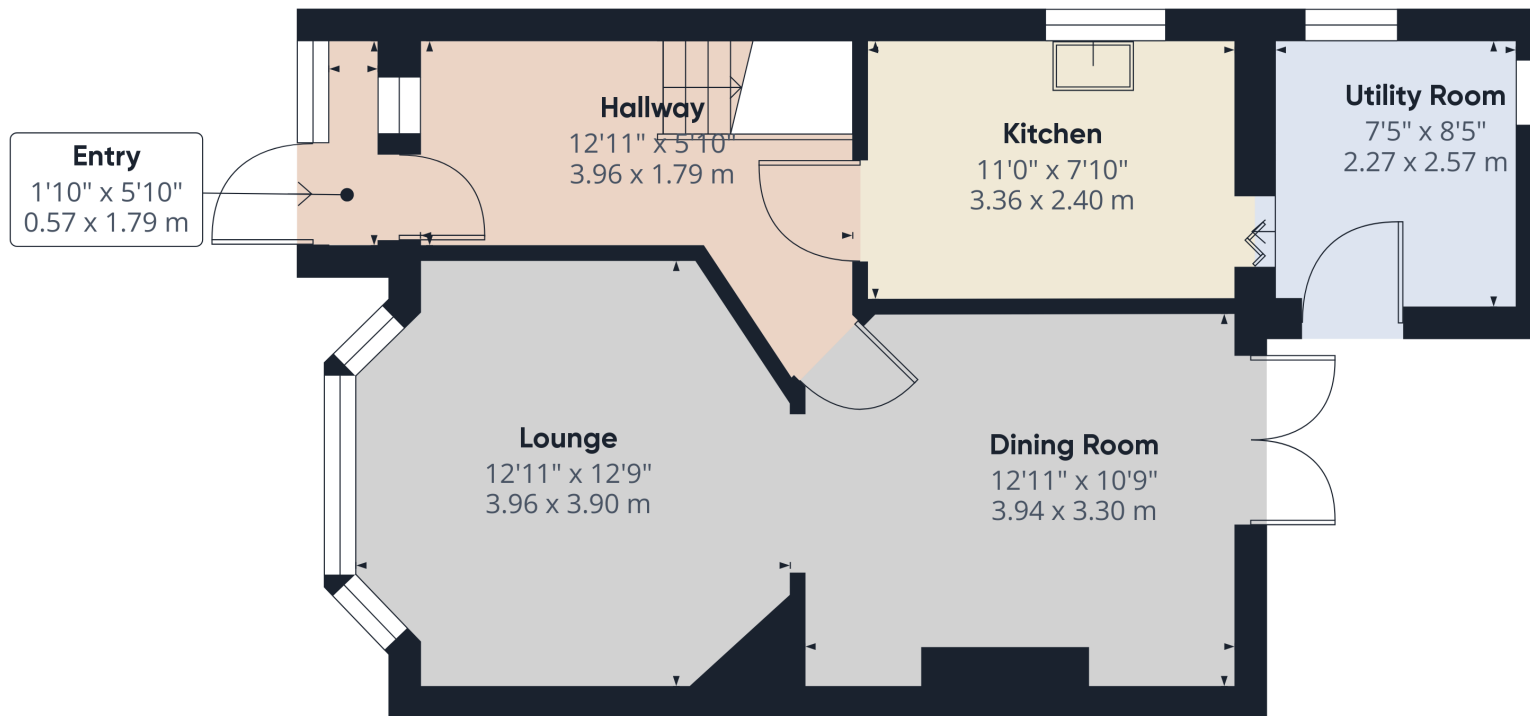


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Approximate total area⁽¹⁾

535.61 ft²

49.76 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

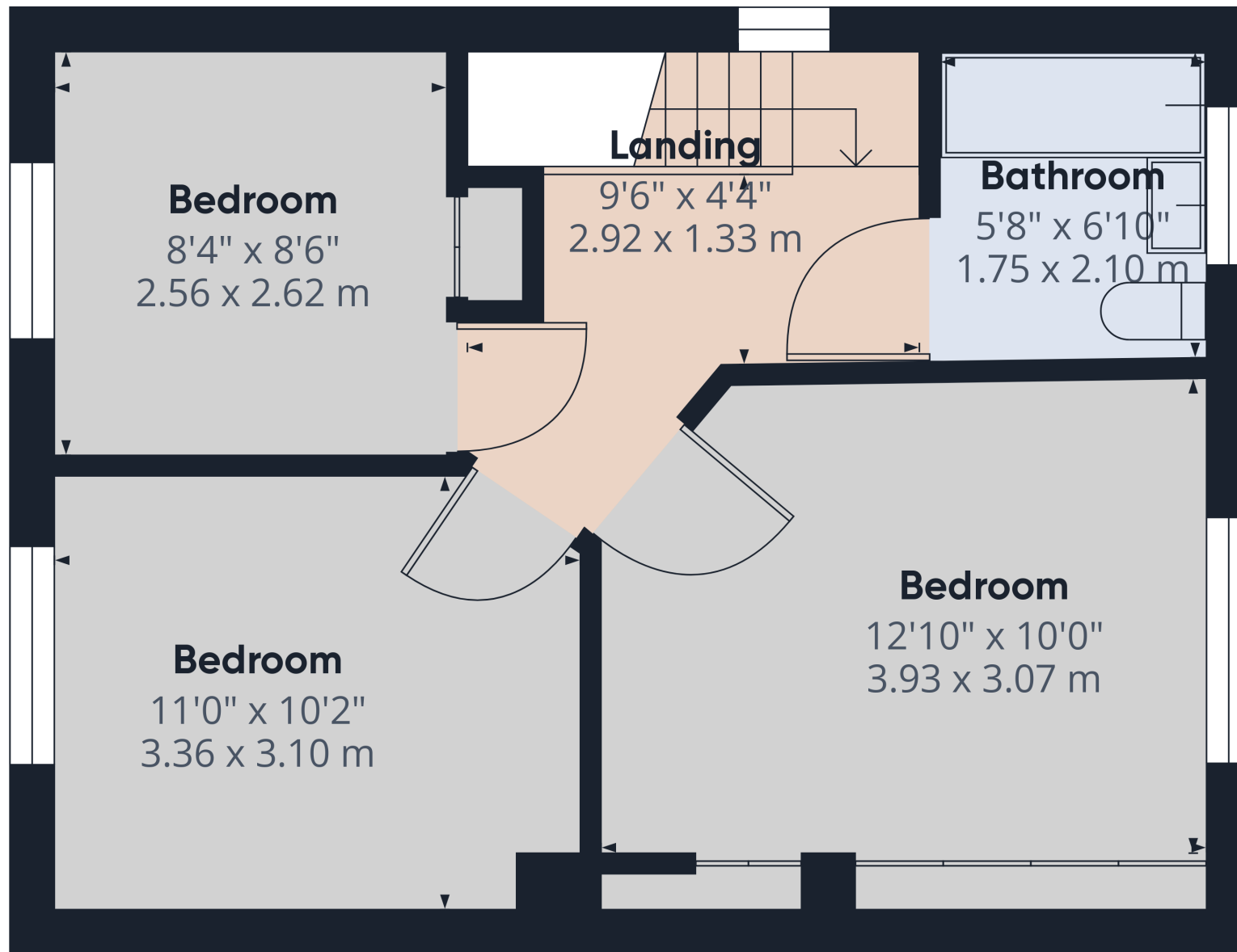
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Ground Floor

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Approximate total area⁽¹⁾

419.15 ft²

38.94 m²

(1) Excluding balconies and terraces

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Floor 1

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