

Terence Painter

ESTATE AGENTS



- Semi Detached House
- Three / Four Bedrooms
- 24'10" Lounge/Diner
- Conservatory
- Second Reception Room/Bedroom Four
- No Forward Chain
- Landscaped Rear Garden
- Master Bed En-Suite Shower Room
- Family Bathroom
- 18'1" Fitted Kitchen
- Close Proximity to Shops, Schools & Transport Links

14 Albion Road, Broadstairs, Kent. CT10 2UP.

Freehold £350,000

NO FORWARD CHAIN - REMODELLED THREE/FOUR BEDROOM SEMI DETACHED HOUSE IDEALLY LOCATED FOR FAMILY LIFE!

This deceptively spacious house is situated in the picturesque village of St. Peters offering a traditional village lifestyle with a variety of independent shops, public house's, Co-op supermarket, post office and a chemist. The village is also served by a good selection of schools, doctors and a dental practice.

St. Peters sits on the outskirts of Broadstairs and is within a mile radius of the towns seven sandy beaches, North Foreland Golf Course and the extensive shopping and leisure facilities at Westwood Cross.

This attractive semi detached house has been remodelled over the years and now comprises a welcoming entrance porch, 23'4" double aspect lounge/diner, well appointed kitchen, conservatory, cloakroom/w.c and a second reception room which could also be used as a fourth bedroom. On the first floor is a bathroom and three bedrooms with all benefiting from fitted furniture and the master bedroom boasting an en-suite shower room. Externally this home offers a block paved driveway and a landscaped low maintenance paved rear garden.

This property is available to view now so call Terence Painter Estate Agents on 01843 866 866 to arrange your appointment!

Ground Floor

Entrance

Access is via a part glazed UPVC door to the entrance porch.

Entrance Porch

1.36m x 1.33m (4' 6" x 4' 4") There is a glazed wooden door to the lounge/diner.

Lounge/Diner

7.57m x 3.90m max (24' 10" x 12' 10" max) This great size double aspect room features a double glazed window to the front of the property and a window and glazed door to the rear which provides access to the conservatory. There are carpeted stairs to the first floor, feature gas fireplace, radiator, media points, carpet flooring and doors leading off to the kitchen and inner lobby.

Conservatory

2.57m x 2.41m (8' 5" x 7' 11") There are double glazed French doors to the garden, radiator and carpet flooring.

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Kitchen

5.51m x 2.57m (18' 1" x 8' 5") There is a double glazed window and door to the rear of the property which provides access to the garden. The kitchen comprises an extensive range of fitted wall, base and drawer units with space and plumbing for an electric cooker with an extractor hood over, washing machine and fridge/freezer. There is a stainless steel sink unit inset to roll top worksurfaces, radiator, wall lights and vinyl flooring.

Inner lobby

2.24m x 1.55m (7' 4" x 5' 1") There is carpet flooring and doors leading off to the cloakroom/w.c and reception room two/bedroom four.

Cloakroom/W.C

3.39m x 0.66m (11' 1" x 2' 2") There is a low level w.c, wash hand basin, extractor, radiator and vinyl flooring.

Reception Room Two/Bedroom Four

3.48m x 2.43m (11' 5" x 8' 0") There is a double glazed window to the front of the property, telephone point, radiator and carpet flooring.

First Floor

Landing

There is an airing cupboard, loft hatch, carpet flooring and doors leading off to the bathroom and bedrooms.

Bedroom One

4.74m x 3.02m (15' 7" x 9' 11") There is a double glazed window to the rear of the property, extensive range of fitted furniture, radiator, television point and a door to the en-suite shower room.

En-Suite Shower Room

1.74m x 0.95m (5' 9" x 3' 1") There is a low level w.c, wash hand basin with mixer tap inset to a vanity unit, corner shower cubicle, extractor and wooden flooring.

Bedroom Two

3.96m x 2.77m (13' 0" x 9' 1") There is a double glazed window to the front of the property, fitted bedroom furniture, radiator, television point and carpet flooring.

Bedroom Three

2.77m x 2.42m (9' 1" x 7' 11") There is a double glazed window to the property, fitted bedroom furniture, radiator and carpet flooring.

Bathroom

2.70m x 1.73m (8' 10" x 5' 8") There are two frosted double glazed windows to the rear of the property, fully tiled shower cubicle, pedestal wash hand basin, low level w,c, towel radiator and vinyl flooring.

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Exterior

Rear Garden

11.40m x 7.90m (37' 5" x 25' 11") This landscaped low maintenance rear garden is mainly paved with Indian sandstone and features raised well stocked flower beds, timber shed, side access, hose point and outdoor power points and lighting.

Driveway

There is a block paved driveway to the front of the property.

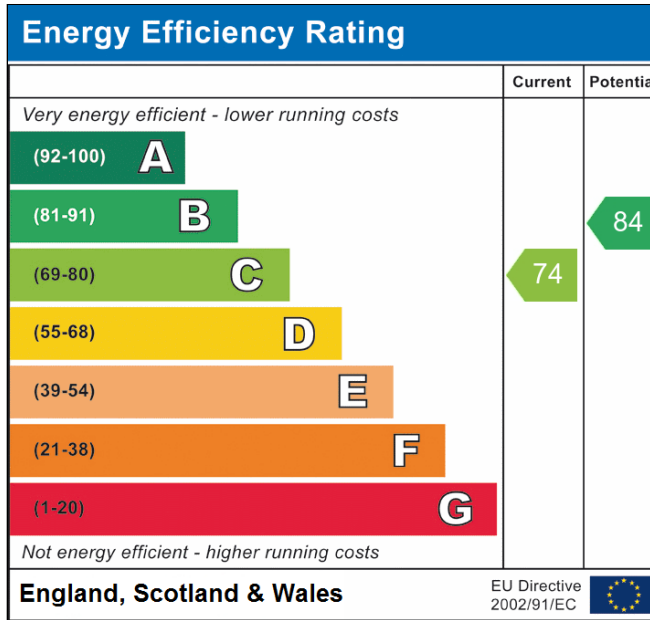
Council Tax Band

The council tax band is C.



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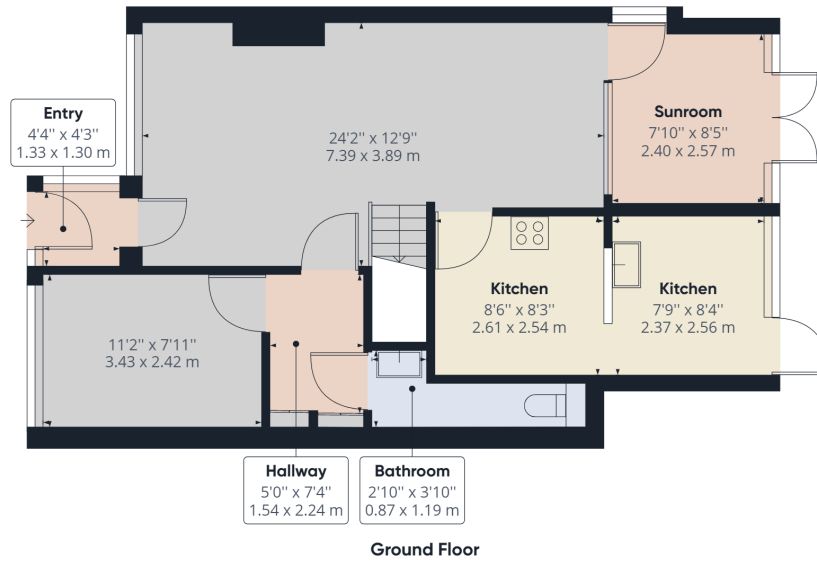


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

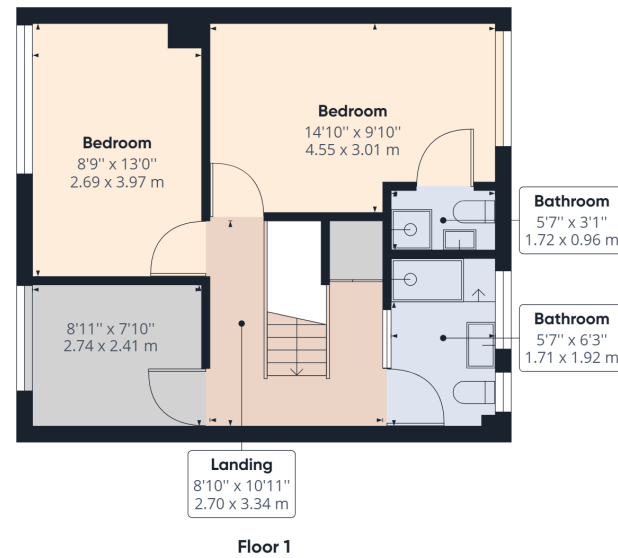
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Approximate total area⁽¹⁾

1176.05 ft²

109.26 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.

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