

Terence Painter

ESTATE AGENTS



- Semi Detached Bungalow
- Two Bedrooms
- Lounge with Fireplace
- Large Conservatory
- No Forward Chain
- Detached Garage & Double Tandem Driveway
- 41' Rear Garden
- Located close to High Street, Schools & Transport Links
- Fitted Kitchen with Some Integrated Appliances
- Well Appointed Bathroom



11 Salts Drive, Broadstairs, Kent. CT102SY.

Freehold £270,000

PUT YOUR STAMP ON THIS DECEPTIVELY SPACIOUS SEMI DETACHED BUNGALOW LOCATED IN A PEACEFUL CUL-DE-SAC LOCATION!...

This is a great opportunity to acquire this quaint two double bedroom semi detached bungalow which is located on a peaceful cul-de-sac in the heart of the picturesque village of St Peters, within close proximity of the local shops, restaurants and pubs. The property is also in the catchment area of both of the local Primary Infant and Junior Schools both of which received an "outstanding" report from their latest Ofsted inspection.

The seaside town of Broadstairs with its bustling high street, picturesque beaches and train station is located within a mile of the property.

Requiring some modernisation, this home offers well proportioned living accommodation including a porch, entrance hall, double aspect fitted kitchen with some integrated appliances, lounge with feature fireplace, large 15'2" conservatory which enjoys views over the garden, two double bedrooms and a well appointed bathroom.

Externally this home continues to impress with a predominantly lawned rear garden with timber built potting shed and a detached garage with lighting and power points. To the front of the garage is a gated double tandem driveway.

Call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

Entrance

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

Entrance Porch

1.230m x 0.96m (4' 0" x 3' 2") There is tiled flooring and a glazed wooden door to the entrance hall.

Entrance Hall

6.22m x 1.20m (20' 5" x 3' 11") There is a loft hatch, radiator and carpet flooring.

Kitchen

3.98m x 1.67m (13' 1" x 5' 6") This is a double aspect room with double glazed windows to the front and side of the property. There is a part glazed UPVC door to the side, range of fitted wall, base and drawer units with an integrated fridge, Smeg slimline dishwasher and Neff electric oven/grill and gas hob with an extractor hood over. There is space and plumbing for a washing machine, sink unit inset to roll top worksurfaces, localised wall tiling and tiled flooring.

Living Room

3.92m x 3.63m (12' 10" x 11' 11") There is a double glazed door with side light to the conservatory, feature stone fireplace, wall lights, radiator and exposed floorboards.

Conservatory

0m x 0m (0' 0" x 0' 0") 0m x 0m (0' 0" x 0' 0") 4.63m x 3.09m (15' 2" x 10' 2") This room enjoys views over the garden. There is a double glazed door to the garden, wall lights and tiled flooring.

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Bedroom One

3.63m x 2.68m (11' 11" x 8' 10") There is a double glazed bay window to the front of the property, fitted wardrobes, radiator and carpet flooring.

Bedroom Two

3.31m x 2.97m (10' 10" x 9' 9") There is a double glazed window to the rear, radiator and exposed floorboards.

Bathroom

2.66m x 1.67m (8' 9" x 5' 6") There are two double glazed windows to the side of the property, P shaped bath with mixer tap and shower over, wash hand basin and low level w.c inset to a vanity unit, ladder style towel radiator storage cabinets, radiator,, tiled walls and vinyl flooring.

Exterior

Rear Garden

This garden measures approximately 12.60m (41' 4") and is mainly laid to lawn with a large raised flower bed, timber potting shed, paved patio area immediately to the property, side access gate and door to the garage.

Garage & Driveway

6.20m x 2.51m (20' 4" x 8' 3") There is a metal up and over door to the front, door to the side, double glazed window to the rear, lighting and power points. To the front of the garage is a gated double tandem driveway.

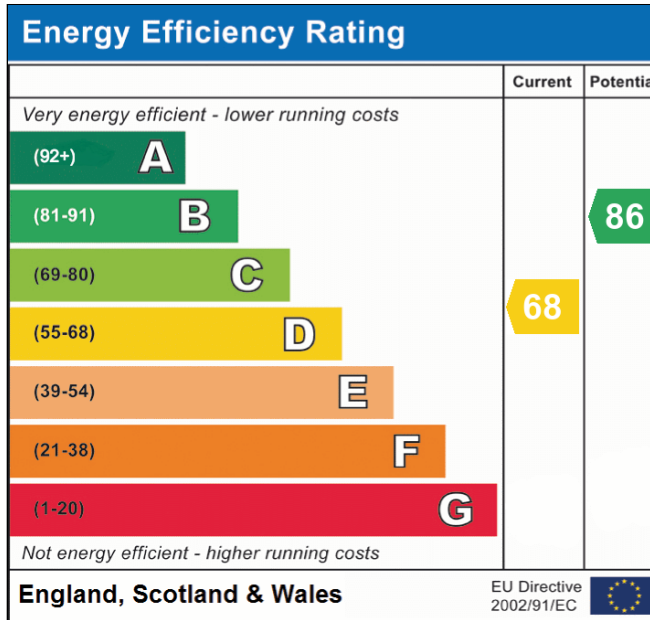
Council Tax Band

The council tax band is C.



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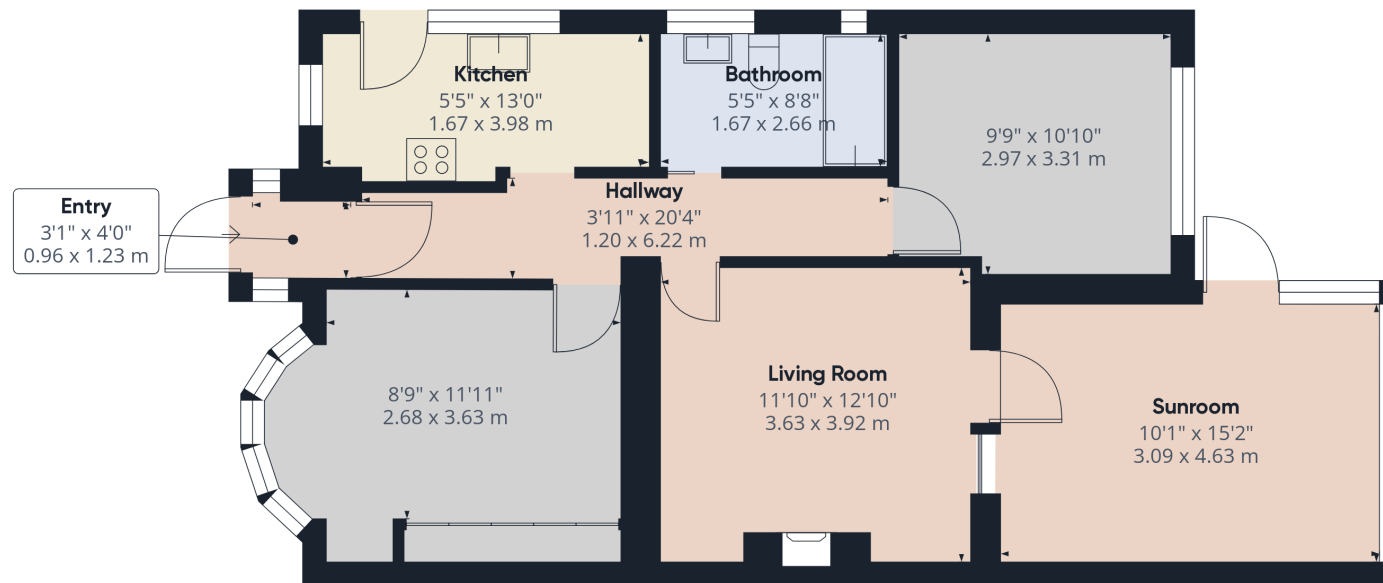


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

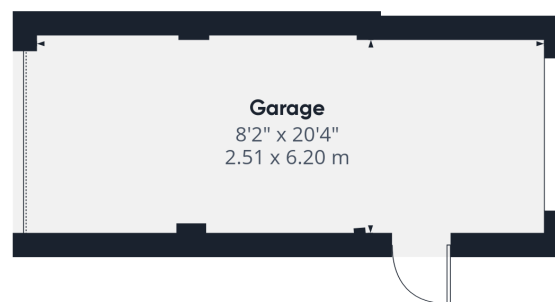
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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

935.93 ft²

86.95 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.

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