

Terence Painter

ESTATE AGENTS

- Three Bedroom Semi Detached House
- Requiring Refurbishment
- 22'1" Kitchen/Breakfast Room with Granite Worksurfaces
- 27'4" Lounge/Diner With Cast Iron Fireplace
- Central Broadstairs Location
- Located Within Metres of the High Street, Station & Schools
- Modern Bathroom With Bath & Shower
- Some Original Features
- Rear Garden
- No Forward Chain



29 Grosvenor Road, Broadstairs, Kent. CT102BT.

Freehold £395,000

PUT YOUR STAMP ON THIS GENEROUS SIZE HOME CONVENIENTLY LOCATED IN CENTRAL BROADSTAIRS, IDEAL FOR FAMILY LIFE!

This is an exciting opportunity to acquire this period semi detached home situated in one of Broadstairs' most popular central locations within close proximity to the High Street, train station and within the catchment area to some of the most sought after schools.

The accommodation of this property is arranged over two floors and comprises a welcoming entrance hall, 27'4" double aspect lounge/diner with an attractive cast iron fireplace, 22'1" kitchen/breakfast room with a wide range of integrated appliances, granite worktops and bi-folding doors to the rear garden.

On the first floor there are three double bedrooms and an impressive fully tiled modern bathroom with freestanding bath and large shower.

Externally this home features a paved rear garden and a small walled garden to the front.

This home is well worth a viewing and is being offered with no forward chain so please call Terence Painter Estate Agents now on 01843 866866 to arrange your appointment.

Ground Floor

Entrance

Access into the property is via a part glazed wooden front door.

Entrance Hall

There are carpeted stairs to the first floor, under stairs storage cupboard, radiator, high level skirting boards, coving, dado rail, carpet flooring and doors leading off to the lounge/diner and kitchen/breakfast room.

Lounge/Diner

8.34m x 3.55m max (27' 4" x 11' 8") This generous size double aspect room features a double glazed bay window to the front of the property and a double glazed window to the rear which enjoys views over the garden. There is a large ornate cast iron fireplace, media points, radiators, high level skirting boards, coving, dado rail and laminate flooring.

Kitchen/Breakfast Room

6.73m x 3.01m (22' 1" x 9' 11") This impressive and well defined room is flooded with light via a double glazed window to the rear of the property and five section bi-folding doors to the side which provide access to the garden. The kitchen comprises a range of fitted wall, base and drawer units with two built in electric oven/grills, gas hob with an extractor hood over and dishwasher. There is space and plumbing for a washing machine, stainless steel sink unit inset to granite worktops with complementing upstands, large island unit with breakfast bar area, down lights, pendant lights, radiator and slate tiled flooring.

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First Floor

Landing

This is a split level landing with a fitted linen cupboard, loft hatch, radiator and carpet flooring. There are doors leading off to the bathroom and bedrooms.

Bedroom One

4.67m x 4.61m (15' 4" x 15' 1") This impressive size room features a double glazed bay window and further window to the front of the property, radiator, pendant lighting, high level skirting boards, coving, picture rail and carpet flooring.

Bedroom Two

3.60m x 2.71m (11' 10" x 8' 11") There is a feature cast iron fireplace, double glazed window to the rear, built in cupboard, radiator and carpet flooring.

Bedroom Three

3.06m x 2.93m (10' 0" x 9' 7") There is a feature cast iron fireplace, double glazed window to the rear, radiator and carpet flooring.

Bathroom

3.20m x 2.07m (10' 6" x 6' 9") This is a very well appointed bathroom featuring a frosted double glazed window to the side of the property, freestanding bath with complementing mixer tap with hand shower attachment, large fully tiled shower cubicle with a fitted rain style shower head and hand shower attachment, low level w.c., pedestal wash hand basin, towel radiator, pendant lighting, down lights, fully tiled walls and flooring.

Exterior

Rear Garden

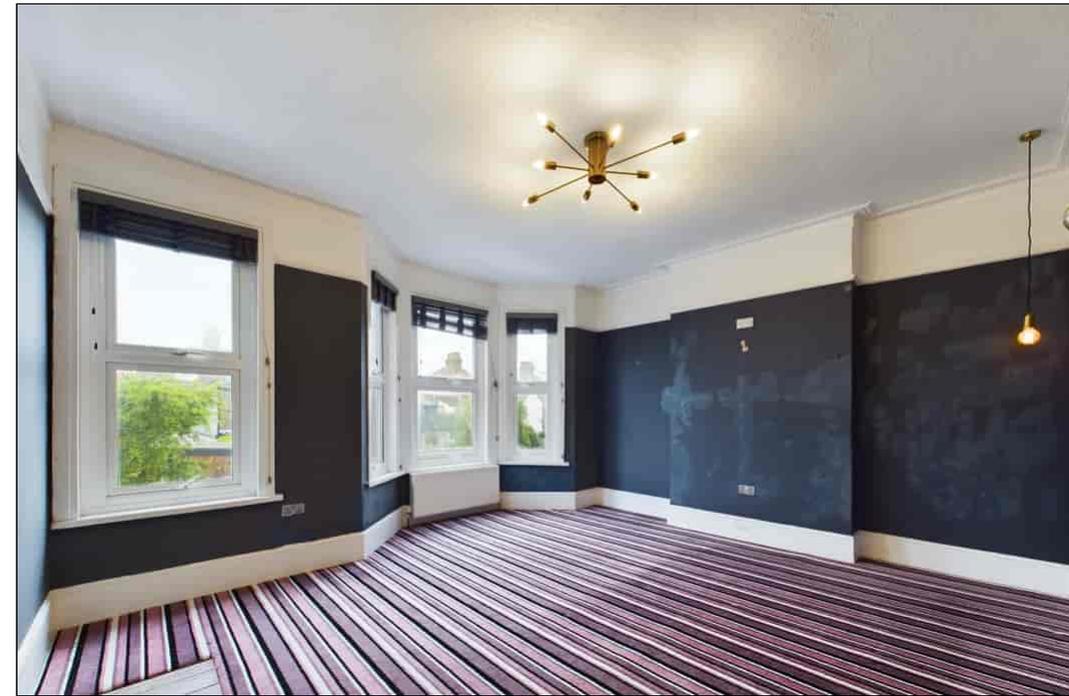
There is a mainly paved rear garden with side access gate.

Front Garden

There is a small walled garden area to the front of the property.

Council Tax

This house is council tax band C.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(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	

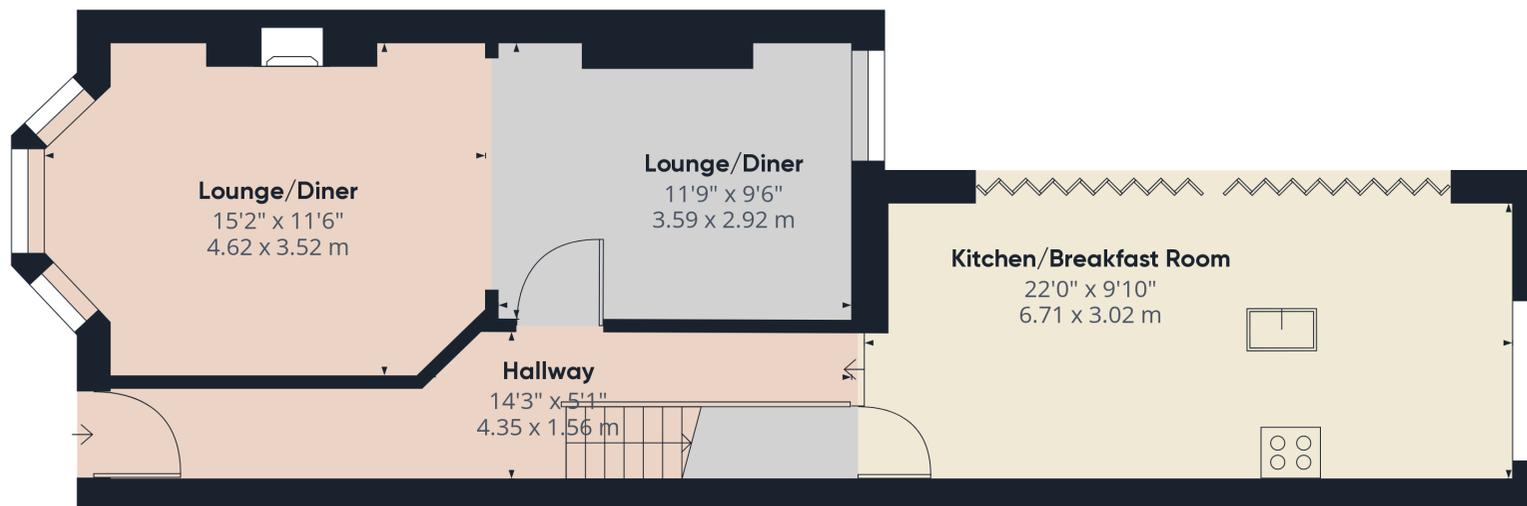


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

611.9 ft²
56.85 m²

(1) Excluding balconies and terraces

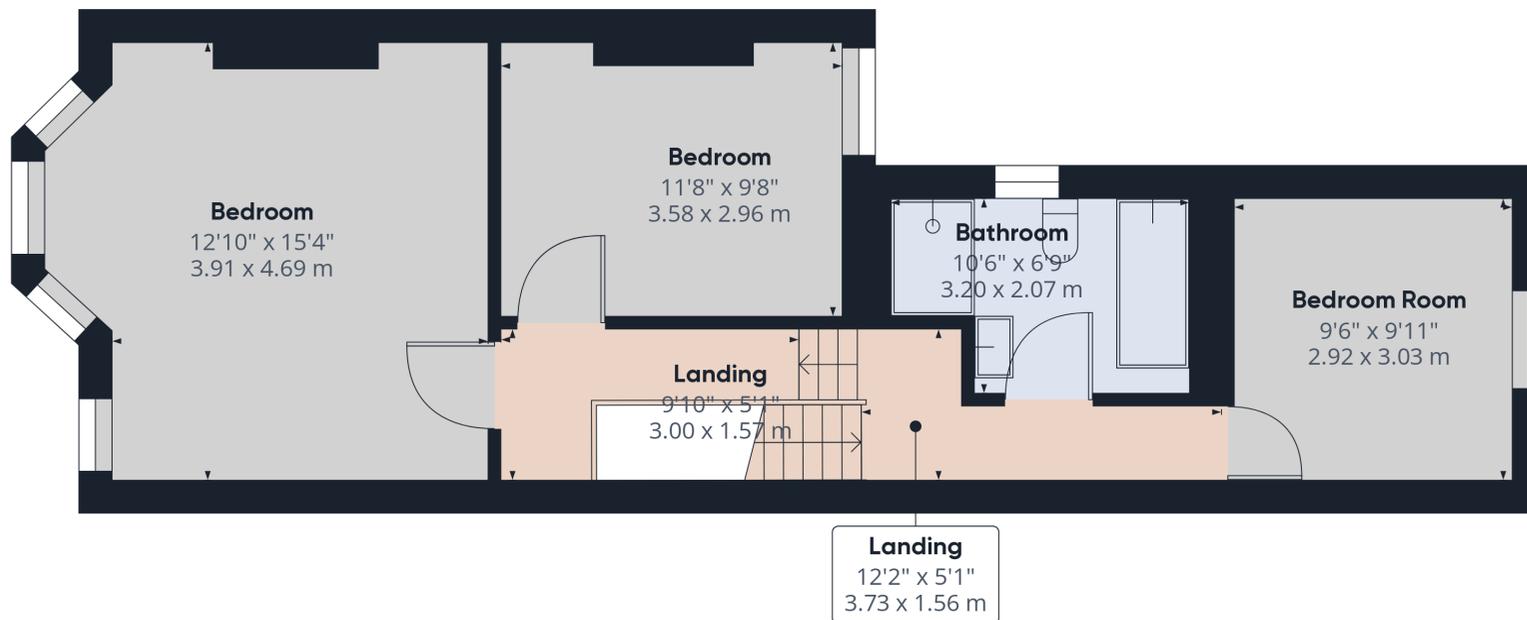
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor

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Approximate total area⁽¹⁾

563.85 ft²

52.38 m²

(1) Excluding balconies and terraces

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GIRAFFE360

Floor 1

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