



Terence Painter

ESTATE AGENTS

- Semi - Detached House
- Three Bedrooms
- Kitchen/ Diner
- Bathroom & Separate W.C.
- 60' Plus South Westerly Facing Rear Garden
- Popular & Sought After Location
- Great Potential
- Ideal First Time Buy
- Close to Station & Amenities



47 St Peters Park Road, Broadstairs, Kent. CT102BD.

Freehold £285,000

AN IDEAL FIRST TIME BUY WITH GREAT POTENTIAL, LOCATED CLOSE TO BROADSTAIRS STATION AND AMENITIES!

This three bedroom semi-detached house boasts scope and potential, perfect for first time buyers that can look to renovate and redecorate. The property has a warm, homely feel to it and with a bit of TLC could be turned into a beautiful family home. This property features an open plan kitchen/diner and a 60 ft plus rear garden.

The property is ideally situated within easy access of the desirable town of Broadstairs. Plenty of sandy beaches can be found along the nearby coast offering a variety of beautiful coastal walks. There is a wide range of shops in Broadstairs, and the nearby village of St Peter's. The house is located on a main bus route, which offers easy transport to the town, nearby facilities and shopping centres such as Westwood Cross. The property is located approximately 1/4 mile from the train station, which offers its high speed transport links to London, St. Pancras.

Terence Painter are pleased to have the opportunity to offer this property to the market. To arrange your viewing please call 01843 866866.

Entrance Hall

Coved, dado rail, radiator. Stairs to the first floor, with understairs storage cupboard housing electric consumer unit, electric meter and light.

Lounge

4.06m into bay x 3.66m to 2.80m (13' 4" x 12' 0") Attractive double glazed bay window to front. Picture rail and coved ceiling. Feature wooden fire surround. Radiator.

Dining Room

3.93m x 3.04m (12' 11" x 10' 0") Open to the kitchen. Double glazed French doors to the rear garden. Wooden stained glass window to rear. Radiator. Tiled fireplace.

Kitchen

3.03m x 1.69m (5' 7" x 9' 11") Wooden window to rear. Gas and electric cooker points. Range of fitted cupboards. Work surface area. Double drainer stainless steel sink unit. Plumbing and space for washing machine.

FIRST FLOOR

Landing

Hatch to loft. Dado rail. Wooden balustrade.

Bathroom

2.32m x 1.67m (7' 7" x 5' 6") Panelled bath. Pedestal wash hand basin. Double glazed window to front. Picture rail. Recess housing a gas fired combination boiler. Radiator.

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Bedroom One

3.09m x 3.69m (10' 2" x 12' 1") Double glazed window to front. Radiator. Picture rail. Coved ceiling. Fireplace.

Bedroom Two

3.16m x 2.44m (10' 4" x 8' 0") Double glazed window to rear. Radiator. Picture rail.

Bedroom Three

3m x 2.31m (9' 10" x 7' 7") Double glazed window to rear. Radiator. Picture rail.

Separate W.C.

Low level w.c. Wooden window to side.

Front Garden

Walled front boundary. Small paved area. Borders. Gas meter and side alley access.

Rear Garden

6m x 18.28m plus (19' 8" x 60" plus) Mature south westerly facing rear garden. Patio area adjacent to the property. Side access gate to shared side pedestrian access. Timber shed and timber store. Outside water tap.

Parking

There is on street parking available immediately outside the property.

COUNCIL TAX BAND - B



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(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	

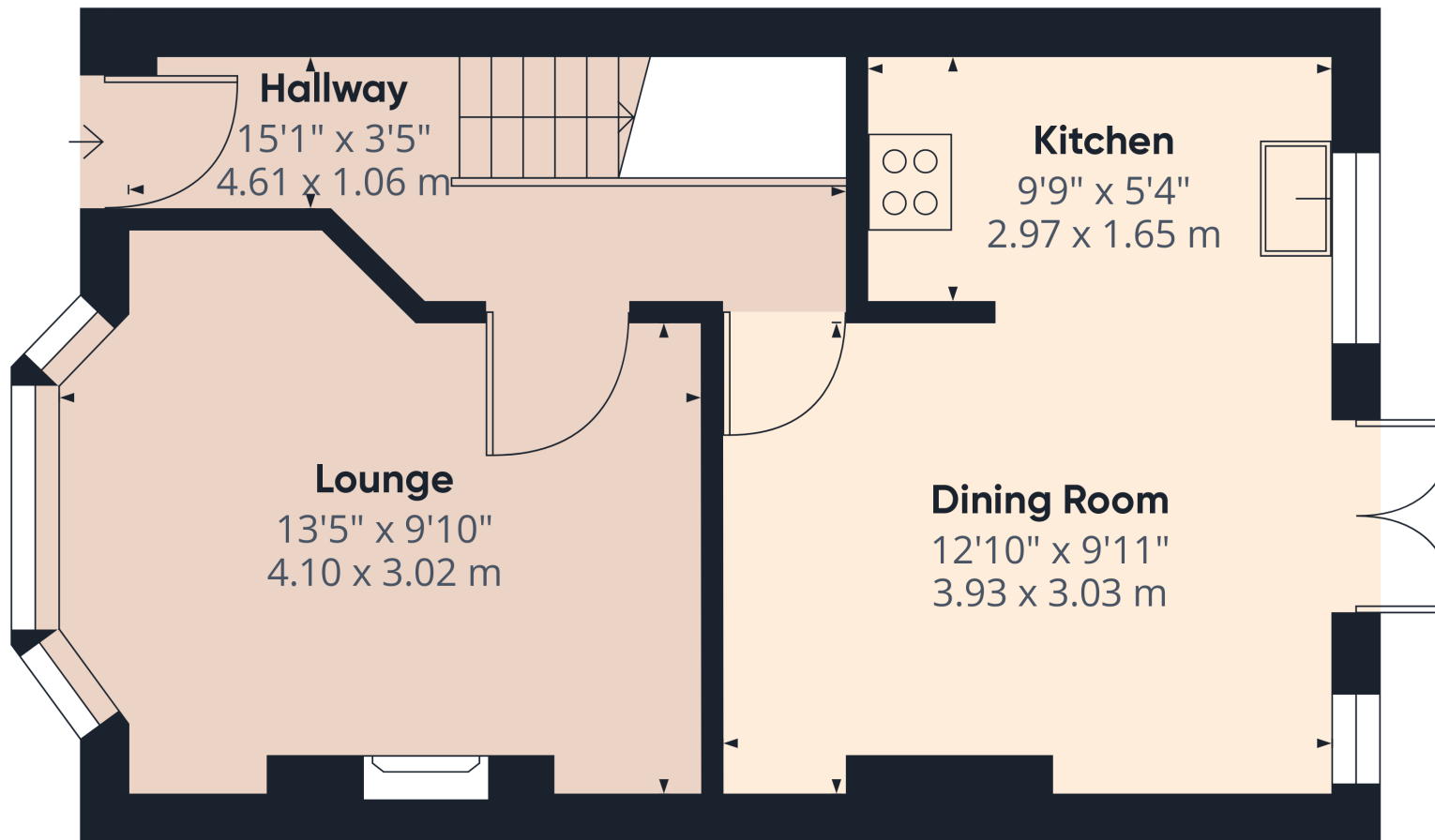


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

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⁾

395.26 ft²

36.72 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.

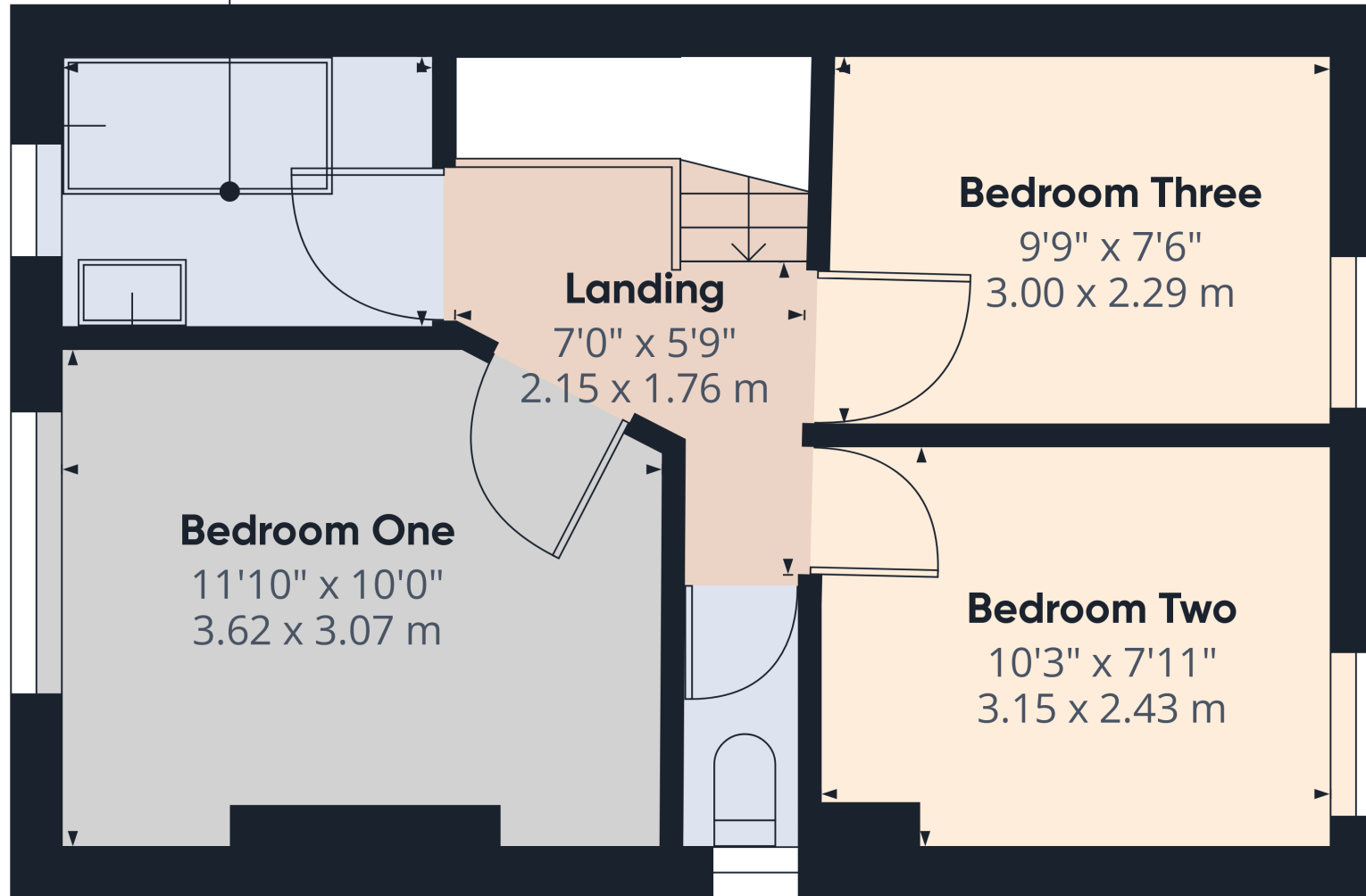
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Ground Floor

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Bathroom
7'7" x 5'6"
2.33 x 1.69 m



Floor 1

Approximate total area⁽¹⁾
355.86 ft²
33.06 m²

(1) Excluding balconies and terraces

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