



Terence Painter

ESTATE AGENTS

- Semi Detached House
- Three Bedrooms
- Lounge & Dining Room
- Garage & Driveway
- Close Proximity to Shops, Schools, Park & Transport Links
- 55' Rear Garden
- Fitted Kitchen
- Popular & Sought After Location
- Bathroom



7 Yew Tree Close, Broadstairs, Kent. CT102LR.

Freehold £280,000

BOOK YOUR VIEWING NOW! - THREE BEDROOM SEMI DETACHED HOME
IDEALLY LOCATED FOR FAMILY LIFE!

This is an exciting opportunity to put your stamp on this ideally located semi detached home. The well proportioned accommodation of this home comprises an entrance hall, lounge, dining room and fitted kitchen. On the first floor are three bedrooms and a bathroom.

Externally there is an approximately 55' lawned rear garden and a driveway which leads to a garage.

The ever popular location of this home is ideal for family life as its is situated close to a number of schools, supermarkets and Westwood Cross Shopping centre. Viewings are by appointment only so please call Terence Painter Estate Agents now on 01843 866 866 to arrange your appointment.

Ground Floor

Entrance

Access is via a part glazed wooden front door.

Entrance Hall

2.02m x 0.97m (6' 8" x 3' 2") There are carpeted stairs to the first floor and a glazed wooden door to the lounge

Lounge

4.12m x 3.73m (13' 6" x 12' 3") The lounge is open to the dining room. There is a double glazed widow to the front of the property, under stairs storage cupboard, feature fireplace and laminate wood effect flooring.

Dining Room

3.16m x 2.51m (10' 4" x 8' 3") There is a double glazed widow to the rear of the property overlooking the garden, door to the kitchen and laminate wood effect flooring.

Kitchen

3.16m x 2.20m (10' 4" x 7' 3") There is a double glazed window to the side and a glazed door with side light to the rear which provides access to the garden. The kitchen comprises a range of fitted wall and base units with space and plumbing for a dual fuel cooker, washing machine and fridge/freezer. There is laminate wood effect flooring.

First Floor

Landing

There is a double glazed window to the side of the property, loft hatch and carpet flooring.

Bedroom One

4.70m x 2.57m (15' 5" x 8' 5") There is a double glazed window to the front of the property and carpet flooring

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Bedroom Two

2.80m x 2.78m (9' 2" x 9' 1") There is a double glazed window to the rear of the property, fitted cupboard and carpet flooring.

Bedroom Three

3.25m x 2.09m (10' 8" x 6' 10") There is a double glazed window to the front of the property, fitted cupboard and carpet flooring

Bathroom

1.88m x 1.87m (6' 2" x 6' 2") There is a frosted double glazed window to the rear of the property, panelled bath with an electric mixer shower over, low level w.c, pedestal wash hand basin, part tiled walls and laminate wood effect flooring.

Exterior

Rear Garden

Measuring approximately 55' this garden is mainly laid to lawn with a door to the garage.

Garage

5.45m x 2.36m (17' 11" x 7' 9") There is a metal up and over door to the front and a door to the rear.

Council Tax Band

The council tax band is C.



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

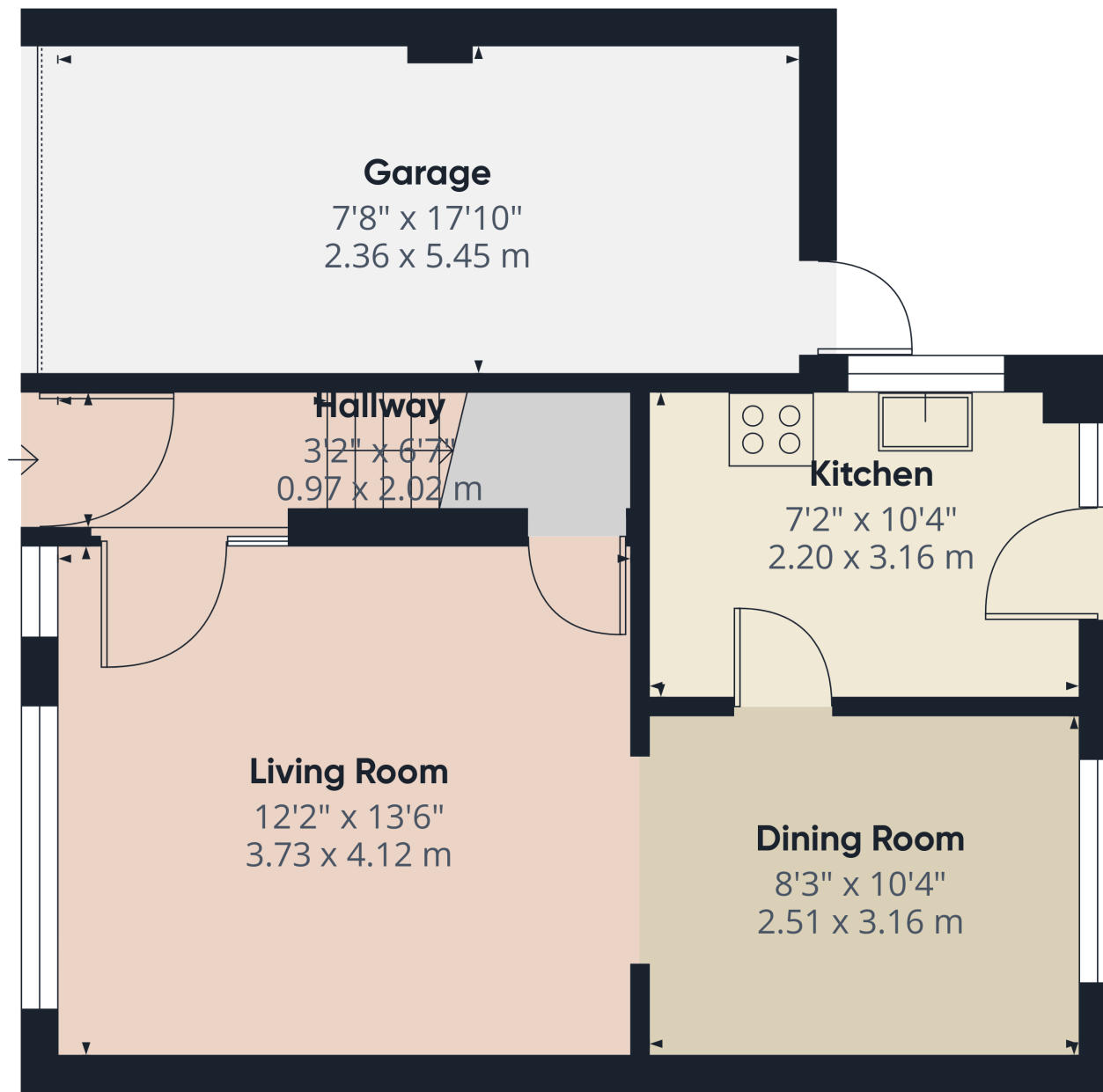
Email: sales@terencepainter.co.uk

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

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Ground Floor

Approximate total area⁽¹⁾

517 ft²
48.1 m²

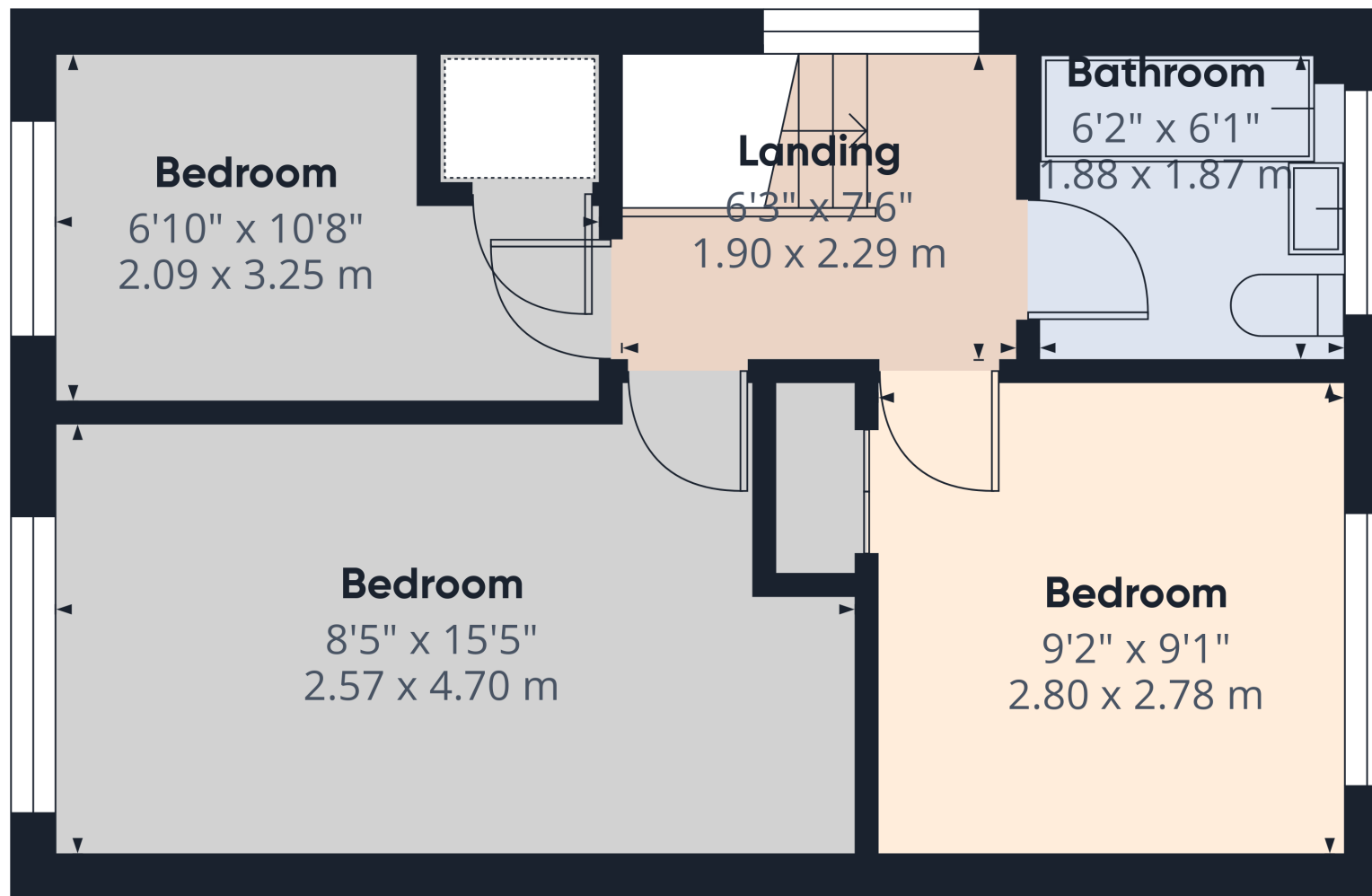
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾

347 ft²
32.3 m²

(1) Excluding balconies and terraces

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Floor 1

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