

Terence Painter

ESTATE AGENTS



- Semi Detached Bungalow
- Two Double Bedrooms
- No forward Chain
- Located close to High Street, Schools & Transport Links
- Updating Required
- 82' Rear Garden
- Popular and Sought After Location
- 16'5" Living Room



40 Warren Drive, Broadstairs, Kent. CT102RS.

Freehold £359,995

TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW IN THE HEART OF THE VILLAGE OF ST PETERS WITH NO FORWARD CHAIN!...

This is an exciting opportunity to acquire this delightful two double bedroom semi detached bungalow which is situated in the heart of the picturesque village of St Peters within a short stroll to 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.

The property does now require updating but offers generous size living accommodation including a welcoming entrance hall, 16'5" living room, kitchen, bathroom and two double bedrooms.

Externally this home continues to impress with an 82' rear garden.

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

## Ground Floor

### Entrance

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

### Entrance Hall

There is a loft hatch, radiator and carpet flooring.

### Living Room

5.00m x 3.65m (16' 5" x 12' 0") There is a double glazed bay window to the front of the property, television point, radiator, feature fireplace and carpet flooring.

### Kitchen

3.31m x 2.57m (10' 10" x 8' 5") There is a double glazed window to the front of the property, glazed UPVC door to the side, larder cupboard, storage cupboard and fitted kitchen units.

### Bedroom One

3.79m x 3.76m (12' 5" x 12' 4") There is double glazed window to the rear of the property, radiator and carpet flooring.

**40 Warren Drive, Broadstairs, Kent. CT102RS.**

**£359,995**

## Bedroom Two

3.67m x 3.17m (12' 0" x 10' 5") There is double glazed window to the rear of the property, radiator and carpet flooring.

## Bathroom

2.01m x 1.71m (6' 7" x 5' 7") There is a frosted double glazed window to the side of the property, pedestal wash hand basin, low level w.c, panelled bath with mixer shower over, radiator and tiled walls.

## Exterior

### Rear Garden

25m x 9m (82' 0" x 29' 6") There is a paved patio area, hard standing area to the rear of the garden, lawned area and a range of mature hedges and shrubs.

### Council Tax Band

The council tax band is C.



**40 Warren Drive, Broadstairs, Kent. CT102RS.**

**£359,995**

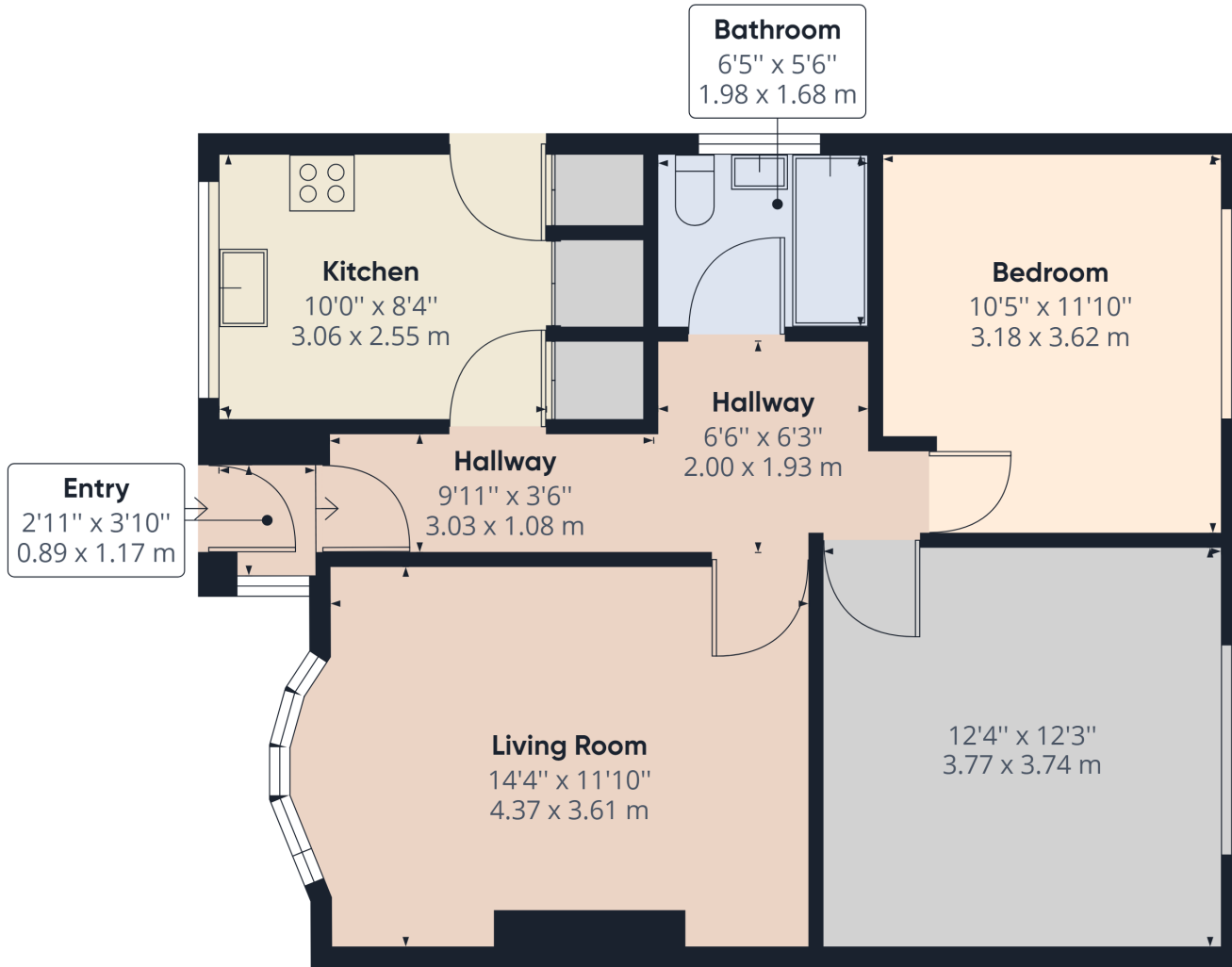


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto: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<sup>(1)</sup>**

695.53 ft<sup>2</sup>

64.62 m<sup>2</sup>

(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

40 Warren Drive, Broadstairs, Kent. CT102RS.

£359,995