



Terence Painter

ESTATE AGENTS

- No Forward Chain!
- Mid Terrace House
- Three Bedrooms
- Perfect First Time Buy
- 37' Rear Garden
- Sought After Broadstairs Location
- 27'5" Open Plan Lounge/Diner
- Downstairs Cloakroom/W.C.
- Cul de Sac Location
- 19'4" Kitchen



1 Upton Road, Broadstairs, Kent. CT102AS.

Freehold £295,000

SPACIOUS THREE BEDROOM MID TERRACED HOUSE PERFECT FOR FIRST TIME BUYERS AND INVESTORS, LOCATED WITHIN MINUTES OF THE HIGHLY POPULAR BROADSTAIRS TOWN.

This is an exciting prospect for first time buyers who are looking to get their foot on the property ladder, or equally for someone looking for an investment property. This generously sized three bedroom house is arranged over two floors and comprises a 27'5" lounge/diner, a 19'4" kitchen, and a ground floor cloakroom w.c. On the First floor there are three bedrooms; two doubles and a single, and a shower room/wet room. Externally this property boasts a 37' rear garden.

This is a perfect opportunity to acquire this home which is 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.

This home is well worth a viewing so please call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing now.

Ground Floor

Entrance/Porch

1.48m x 0.75m (4' 10" x 2' 6") Entrance into the property is gained via a UPVC glazed door into the porch, then through a part frosted glazed wooden door to enter. The porch has quarry tiled flooring.

Entrance Hall

4.21m x 1.48m (13' 10" x 4' 10") The entrance hallway has carpeted flooring, a frosted glazed window to the lounge, under stairs storage cupboard, a low level wooden storage unit and coving.

Lounge/Diner

8.63m x 3.17m (28' 4" x 10' 5") This spacious and airy lounge/diner comprises a double glazed bay window to the front, feature brick fireplace with log burner, frosted window to the entrance hall, double glazed bay window to rear garden, doors to the downstairs w.c. and kitchen, carpeted flooring, radiator and coving.

W.C.

1.26m x 0.97m (4' 2" x 3' 2") Low level w.c. with wooden flooring.

Kitchen

5.92m x .97m (19' 4" x 3' 2") The kitchen features tiled flooring, partial splashback tiling on walls, gas fired boiler, radiator, high and low level fitted kitchen units, integrated double electric oven and gas hob integrated to roll edge counter top. Space and plumbing for washing machine and dishwasher, stainless steel sink unit inset to countertop, double glazed window to side and overlooking the rear garden, double glazed and UPVC door to rear garden.

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First Floor

Landing

2.13m x 0.93m (7' 0" x 3' 1") Carpeted flooring with doors leading to all bedrooms and bathroom.

Principal Bedroom

3.91m x 2.85m (12' 10" x 9' 4") Double glazed sash window to rear garden, wash hand basin in corner with storage under and partial tiling, two fitted wardrobes, vanity unit with storage under and carpeted flooring.

Bedroom Two

3.72m x 2.91m (12' 2" x 9' 7") Double glazed sash window to front and carpeted flooring.

Bedroom Three

2.81m x 2.00m (9' 3" x 6' 7") Double glazed sash window to front and carpeted flooring.

Shower Room/Wet Room

3.01m x 1.99m (9' 11" x 6' 6") Double glazed frosted window to rear, low level w.c., radiator, airing cupboard, wall mounted electric shower, partially tiled walls, extractor, wash basin with storage under, mirror with two storage cupboards, loft hatch and vinyl flooring.

External

Rear Garden

11.28m x 5.31m (37' 0" x 17' 5") Paved patio rear garden, fence borders.

Parking

There is on street parking available outside the property,

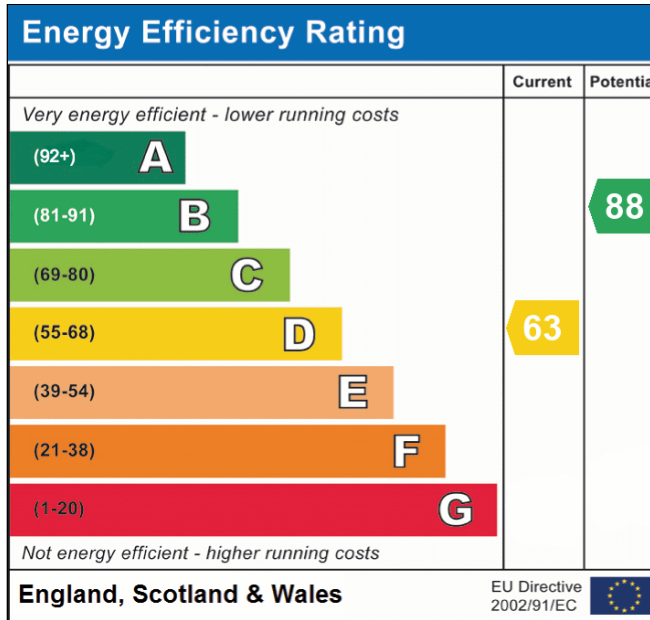
Council Tax Band

The council tax band for this property is B.



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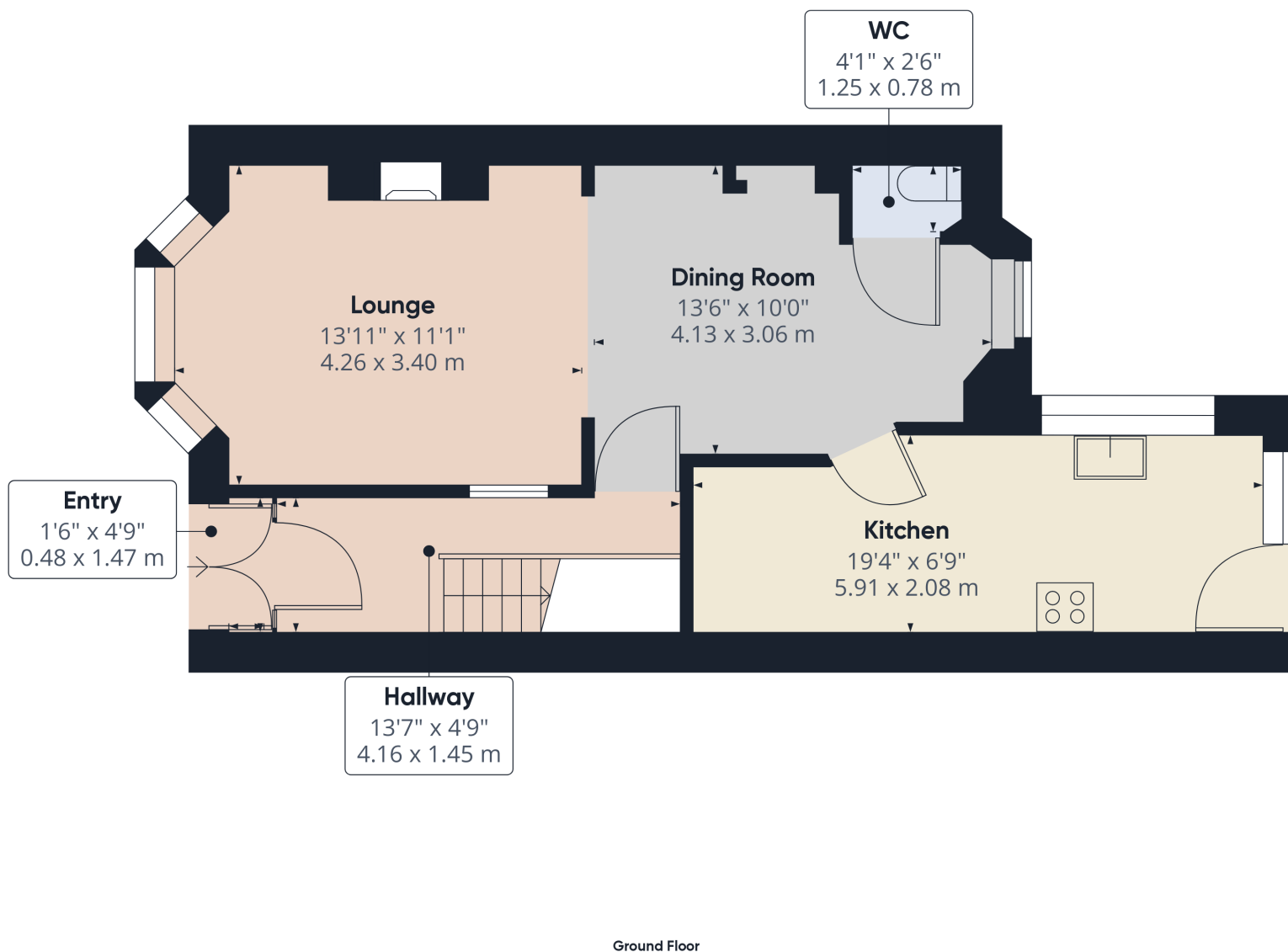


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

480.51 ft²
44.64 m²

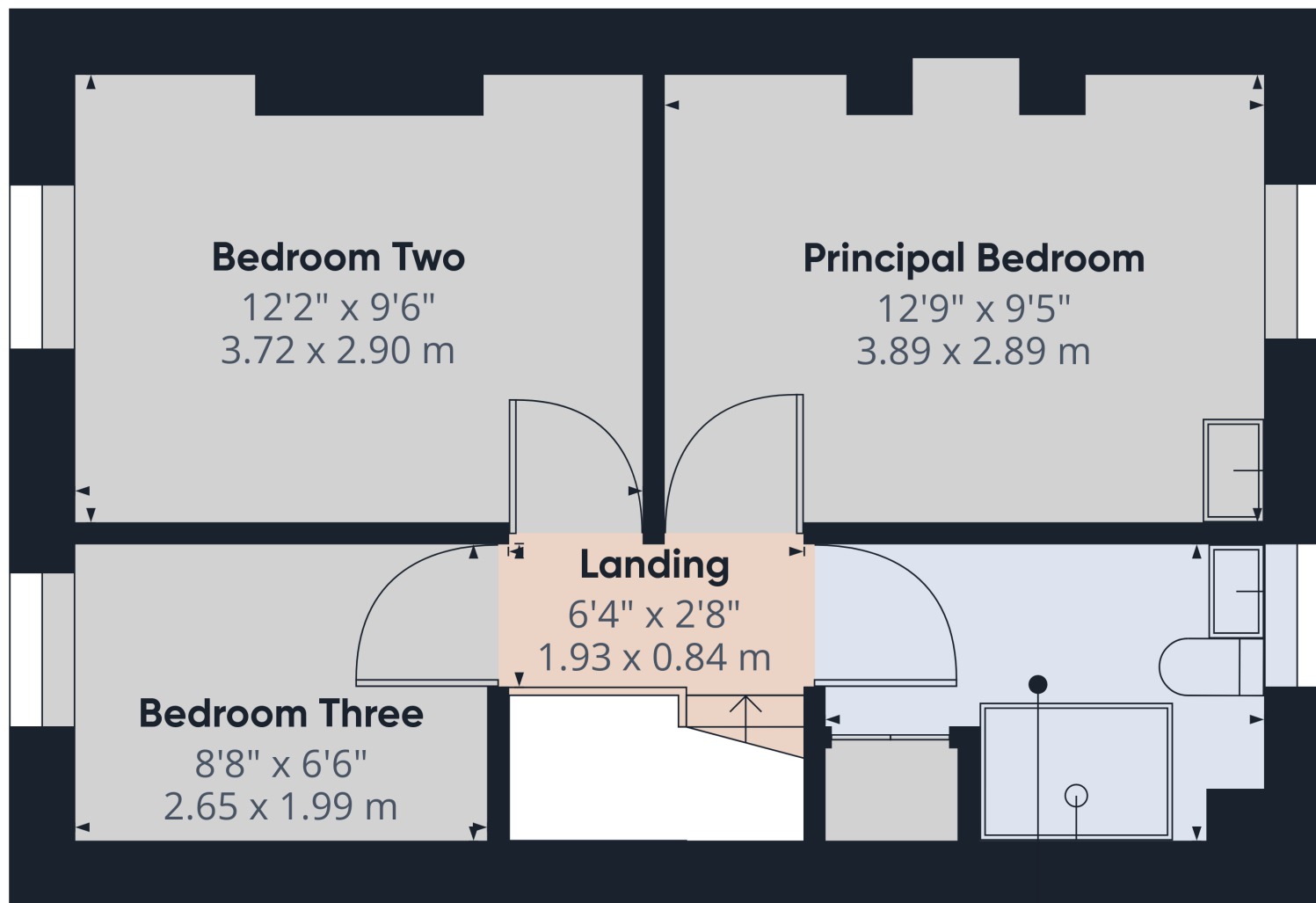
(1) Excluding balconies and terraces

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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Approximate total area⁽¹⁾

374.17 ft²

34.76 m²

(1) Excluding balconies and terraces

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Floor 1

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