



Terence Painter

ESTATE AGENTS

- Excellent First Time Buy or Buy to Let!
- Two Double Bedrooms
- Cosy Living Room
- Fitted Kitchen & Bathroom
- Courtyard Garden
- Ideally Situated for Schools
- Easy Access to Broadstairs and Westwood Cross
- No Forward Chain!
- Priced to Sell



11 Speke Road, Broadstairs, Kent. CT102UB.

Freehold £218,000

GREAT FIRST TIME BUYER HOME IN THE HEART OF ST PETERS!
Terence Painter Estate Agents are proud to bring to the market this excellent two bedroom terrace house situated within walking distance of local convenience store, Schools, Church and both Broadstairs Town and Westwood Cross shopping centre. Along with the two double bedrooms the property has a fitted bathroom and kitchen, lounge, small cellar and a courtyard garden. Viewing is recommended to avoid missing out on this sought after traditional home. No Chain. Sole Agents.

Ground Floor

Lounge/Diner

5.97m x 3.743m (19' 7" x 12' 3") Via double glazed door in to split level lounge.

Double glazed window to the front, radiator, central staircase, cupboard housing meters, television and telephone point, stairs down to small cellar and open archway to the kitchen.

Kitchen

2.76m x 1.82m (9' 1" x 6' 0") Matching range of wall and base units with roll top work surfaces, inset stainless steel sink and drainer unit with mixer taps over. Stainless steel four ring gas hob with oven under and extractor over, wall mounted boiler, tiling to splash back and tiling to floor. Space and plumbing for washing machine and fridge/freezer. Double glazed window to the rear, double glazed door to the garden and door to the bathroom.

Bathroom

Low level w.c, pedestal wash hand basin, panelled bath with shower over, tiling to the splash back, tiled floor, radiator and extractor fan.

Cellar

Small walkway cellar with light.

First Floor

Landing

Doors to both bedrooms.

Bedroom One

3.71m in to recess x 3.11m (12' 2" x 10' 2") Double glazed window to the front, radiator, loft access and store cupboard.

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Bedroom Two

3.74m x 2.025m (12' 3" x 6' 8") Double glazed window to the rear, radiator and store cupboard.

External Area

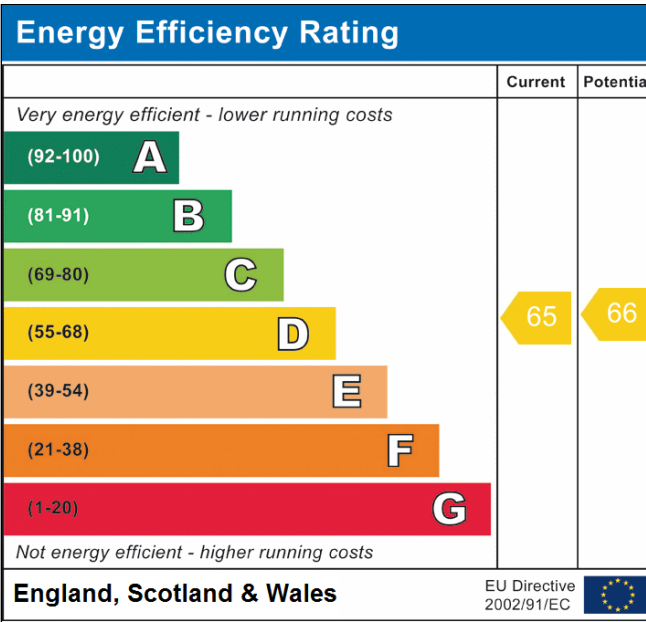
Rear Garden

3.88m (12' 9") Courtyard garden. Wall and fence perimeters and raised flower borders.



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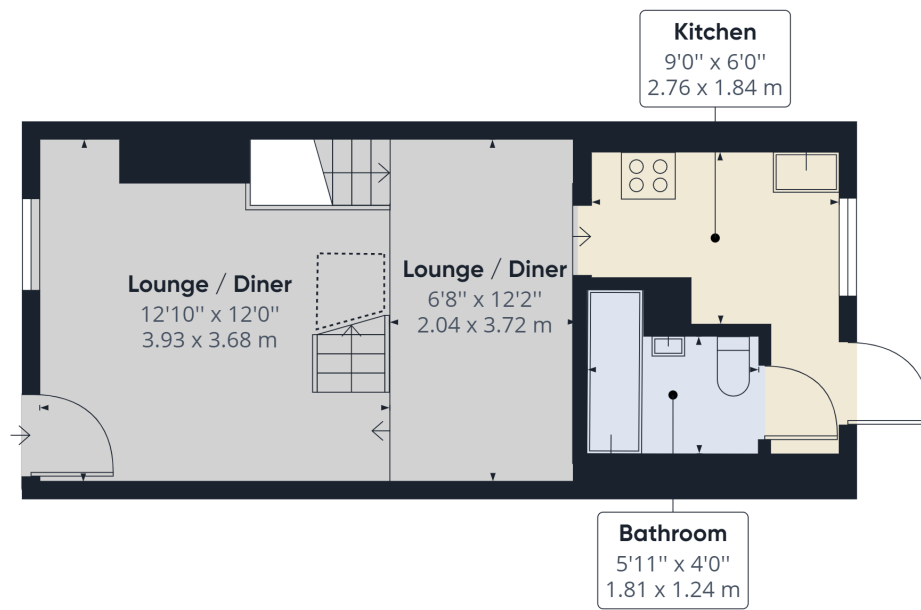


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

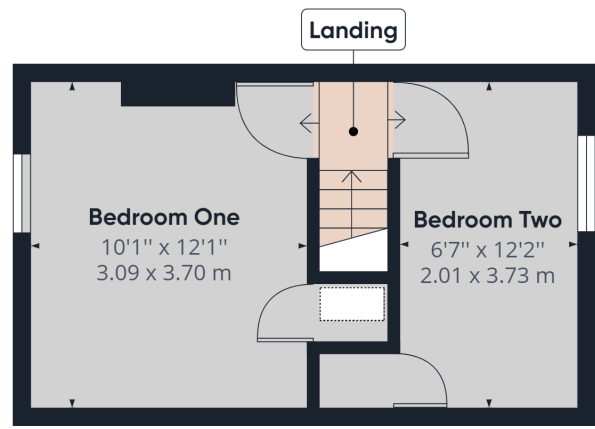
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

529.72 ft²
49.21 m²

Reduced headroom

12.43 ft²
1.15 m²

(1) Excluding balconies and terraces

⋮ Reduced headroom
(below 1.5m/4.92ft)

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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