

Terence Painter

ESTATE AGENTS



- Mid Terrace House
- Two Double Bedrooms
- 16'5" Living Room
- Fitted Kitchen
- Located Close to Shops, Schools & Transport Links
- Rear Garden with Decked Terrace, Timber Shed & Garden Store
- Family Bathroom



24 Prince Andrew Road, Broadstairs, Kent. CT103HD.

Freehold £239,000

TWO DOUBLE BEDROOM HOME IDEALLY LOCATED FOR FAMILY LIFE!

This is an exciting opportunity to acquire this two double bedroom mid terrace home situated in the village of St Peters offering a traditional village lifestyle with a variety of independent shops, public house's, Co-op supermarket and a chemist. The village is also served by a good selection of schools, doctors and a dental practice.

The living accommodation of this home is arranged over two floors. On the ground floor there is a welcoming entrance hall, 16'5 living room and a well appointed kitchen.

On the first floor are two double bedrooms and a bathroom.

Externally this home continues to impress with a private rear garden which features a decked terrace area, timber shed and garden store room.

This would make the ideal first time purchase or buy to let so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

Access in to the proeprty is via a part glazed UPVC door with side light to the entrance hall.

Entrance Hall

There are carpeted stairs to the first floor, radiator, laminate flooring and a door to the living room.

Living Room

5.00m x 3.66m (16' 5" x 12' 0") There is a double glazed window to the front of the property, glazed wooden door to kitchen, television point, down lights, radiators and laminate flooring.

Kitchen

3.40m x 2.12m (11' 2" x 6' 11") There is a double glazed door with side light to the rear which provides access to the garden. The kitchen comprises a matching range of wall, base and drawer units with an integrated electric oven/grill and four burner gas hob with an extractor hood over. There is space and plumbing for a washing machine and fridge/freezer, stainless steel sink unit inset to roll top work surfaces and vinyl flooring.

First Floor

Landing

There is a loft hatch, carpet flooring and doors leading off to the bathroom and bedrooms.

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Bedroom One

4.03m x 3.12m (13' 3" x 10' 3") There is a double glazed window to the front of the property, range of fitted wardrobes with sliding mirrored doors, built in cupboard with shelving, television point, down lights, radiator and laminate flooring.

Bedroom Two

4.08m x 2.55m (13' 5" x 8' 4") There is a double glazed window to the rear of the property, built in cupboard, radiator and laminate flooring.

Bathroom

1.94m x 1.72m (6' 4" x 5' 8") There is a frosted double glazed window to the rear of the property, panelled bath with chrome mixer tap with shower attachment, pedestal wash hand basin, low level w.c, part tiled walls, radiator and vinyl flooring.

Exterior

Rear Garden

8.30m x 4.96m (27' 3" x 16' 3") There is a raised decked area immediately to the property with a brick built barbeque. The remainder of the garden is mainly laid to lawn. There is a timber shed, rear access gate and a door to a garden store room.

Garden Store Room

4.33m x 1.14m (14' 2" x 3' 9") There is a light and power points.

Council Tax Band

The council tax band is A.



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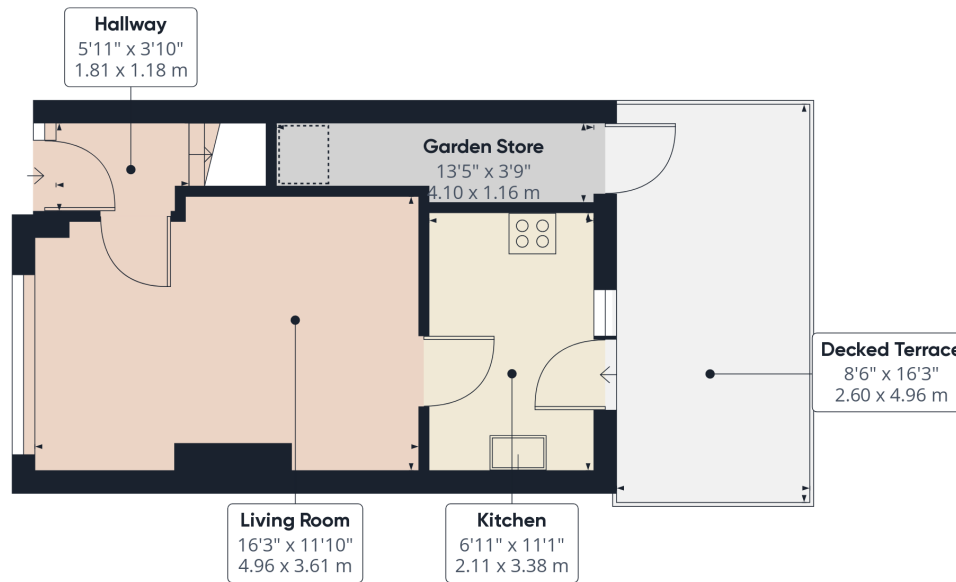


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

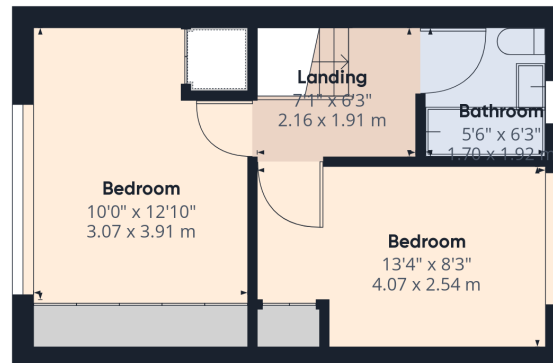
Email: sales@terencepainter.co.uk

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

669.99 ft²
62.24 m²

Reduced headroom

6.49 ft²
0.6 m²

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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