

Terence Painter

ESTATE AGENTS



- Attractive Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Spacious Hallway
- Modern Fitted Kitchen
- Bathroom with Shower & Bath
- Separate W.C.
- Conservatory
- Driveway & Garage
- Attractive Well Established Gardens
- No Forward Chain



50 Broadstairs Road, Broadstairs, Kent. CT10 2RJ.

Freehold £430,000

ATTRACTIVE AND WELL PRESENTED SPACIOUS DETACHED BUNGALOW, LOCATED JUST A SHORT DISTANCE FROM BROADSTAIRS TOWN & STATION

This two double bedroom detached bungalow is ready to move into and is being offered with no forward chain. This attractive home offers spacious single level accommodation with two spacious double bedrooms; both with fitted wardrobes, a sunny lounge, modern fitted kitchen with adjoining dining room, and a conservatory. To the front and side of the property is a driveway and garage, and to the rear is a mature well stocked garden with both sunny and sheltered seating areas.

The bungalow is located within half a miles level access of the local shops and doctors surgery at the Broadway. The high street shops, station and beaches are all to be found within a miles radius.

For your viewing appointment call the Sole Agents Terence Painter on 01843 866866

Entrance Porch

1.90m x 1.34m (6' 3" x 4' 5") Entrance via double glazed front door to entrance porch with double glazed window to side, tiled floor, light and feature hardwood door leading to reception hall.

Reception Hall

3.81m x 2.63m (12' 6" x 8' 8") Spacious reception hallway with laminate flooring, feature fitted plate rack. Two storage cupboards and a walk-in airing cupboard housing gas fired boiler and radiator. Hatch to loft space with pull-down ladder.

Lounge

4.18m into bay x 4.18m (13' 9" x 13' 9") Double glazed bay window to front. Fitted gas fire with feature surround and hearth. Wall and ceiling lights. Newly fitted carpet. Radiator.

Bedroom One

4.14m into bay x 3.97m max (13' 7" x 13' 0") Double glazed window overlooking front garden with fitted window seat with storage under. Range of fitted wardrobes. Coved ceiling. Radiator. Newly fitted carpet.

Bedroom Two

3.99m x 3.35m max plus doorwell (13' 1" x 11' 0") Double glazed window overlooking rear garden. Range of fitted wardrobes incorporating vanity wash basin. Radiator. Coved ceiling. Newly fitted carpet.

Kitchen

3.31m x 3.12m (10' 10" x 10' 3") Fitted with a range of modern base and wall units. Space and plumbing for washing machine and dishwasher. Integrated electric oven and microwave. Gas hob with stainless steel extractor hood over. One and a half bowl stainless steel sink inset to laminate work surface area with tiled splash back. Tiled flooring. Double glazed window overlooking rear garden. Double glazed door leading to side covered passageway. Opening to dining room.

Dining Room

3.33m x 3.03m (10' 11" x 9' 11") Coved ceiling. Laminate flooring. Radiator. Low level storage cupboard. Double glazed sliding patio doors to conservatory.

Conservatory

3.75m x 3.00m (12' 4" x 9' 10") Triple aspect double glazed conservatory overlooking the rear garden. Double glazed French doors to garden. Tiled floor, power and radiator.

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Covered Passageway

4.09m x 1.24m (13' 5" x 4' 1") With double glazed doors leading to front and rear. Tiled floor. Power and light.

Bathroom

Fitted with suite comprising panelled bath, separate shower cubicle and wash hand basin. Tiling to floor and half wall height. Radiator. Double glazed window to side.

Separate W.C.

Fitted with low level W.C and wash hand basin. Double glazed window to side.

Rear Garden

Fenced garden with lawned and patio areas and feature pergola. Timber summerhouse and shed. Side access and personal door to garage.

Front Garden

With walled front boundary, lawned and patio areas. Double wooden gates leading to driveway.

Garage & Parking

Driveway leading to garage. Garage with electric up & over door, power and light. Personal door to rear garden.

Council Tax Band - D



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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⁾

1268.97 ft²

117.89 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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