

Terence Painter

ESTATE AGENTS



- Semi Detached House
- Three Bedrooms
- Close to Shops, Schools and Transport Links
- Two Reception Rooms & Kitchen/Breakfast Room
- Downstairs Cloakroom/W.C
- No Forward Chain
- Block Paved Drive for Two Cars
- Modern Shower Room (Formerly a Bathroom)
- 59'1" Rear Garden
- 20'1" Kitchen/Breakfast Room



94 Hugin Avenue, Broadstairs, Kent. CT103HN.

Freehold £270,000

SPACIOUS AND WELL CARED FOR THREE BEDROOM SEMI DETACHED FAMILY HOME WITH NO FORWARD CHAIN!

This is an exciting opportunity to acquire this well presented three bedroom semi detached family 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.

This property offers generous size living accommodation arranged over two floors. On the ground floor there is a welcoming entrance hall, 20'3" lounge with a feature ornate cast iron fireplace, dining room with a further ornate cast iron fireplace, 20'1" fitted kitchen/breakfast room and a cloak room/w.c.

On the first floor are three good size bedrooms and modern shower room which was formerly a bathroom.

Externally this home continues its spacious theme with a 59'1" rear garden and a double width block paved driveway to the front of the property providing off street parking for two cars.

This property is being offered to the market with no forward chain so 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 with side light to the entrance porch which features quarry tiled flooring and a part glazed wooden door to the entrance hall.

Entrance Hall

3.18m x 2.83m (10' 5" x 9' 3") This is an impressive size entrance hall with carpeted stairs to the first floor, under stairs cupboard, radiator, telephone point, tiled flooring and doors leading off to the lounge, dining room and kitchen/breakfast room.

Lounge

4.11m x 3.48m (13' 6" x 11' 5") There is a double glazed window to the rear of the property, ornate cast iron fireplace with a granite hearth, television point, radiator and carpet flooring.

Dining Room

4.30m x 3.34m (14' 1" x 10' 11") There is a double glazed bay window to the front of the property, feature cast iron fireplace with a granite hearth, telephone point, radiator and carpet flooring.

Kitchen/Breakfast Room

6.13m x 2.12m (20' 1" x 6' 11") The kitchen comprises a matching range of wall, base and drawer units with space and plumbing for a dual fuel cooker with a fitted extractor hood over, washing machine and fridge freezer. There is a stainless steel sink unit inset to roll top work surfaces, localised tiling, two double glazed windows to the side of the property, tiled flooring and an open doorway to the breakfast room with a double glazed window to the side of the property, part double glazed door to the garden, tiled flooring, large walk in storage cupboard which houses the combination boiler and a door to the cloakroom/w.c.

Cloakroom/W.C

There is a frosted double glazed window to the side of the property, low level w.c and wash hand basin.

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First Floor

Landing

There is a double glazed window to the side of the property, access hatch to the loft, carpet flooring and doors leading off to the bedrooms and shower room which was formerly a bathroom.

Bedroom One

3.336m x 3.40m (10' 11" x 11' 2") There is a double glazed window to the rear of the property, fitted cupboard with shelving, fitted wardrobes with mirrored sliding doors, radiator and carpet flooring.

Bedroom Two

3.88m x 3.08m (12' 9" x 10' 1") There is a double glazed window to the front of the property, fitted cupboard with shelving, radiator and carpet flooring.

Bedroom Three

2.88m x 2.52m (9' 5" x 8' 3") There is a double glazed window to the rear of the property, radiator and carpet flooring.

Shower Room (Formerly a Bathroom)

This room feature a double glazed window to the front of the property, fully tiled shower cubicle with chrome fixtures, pedestal wash hand basin, low level w.c, radiator and fully tiled walls and flooring.

Exterior

Rear Garden

18m x 8.70m (59' 1" x 28' 7") This is a well established garden which is mainly laid to lawn with an abundance of mature planting. There is a large timber shed, hose point and side access gate.

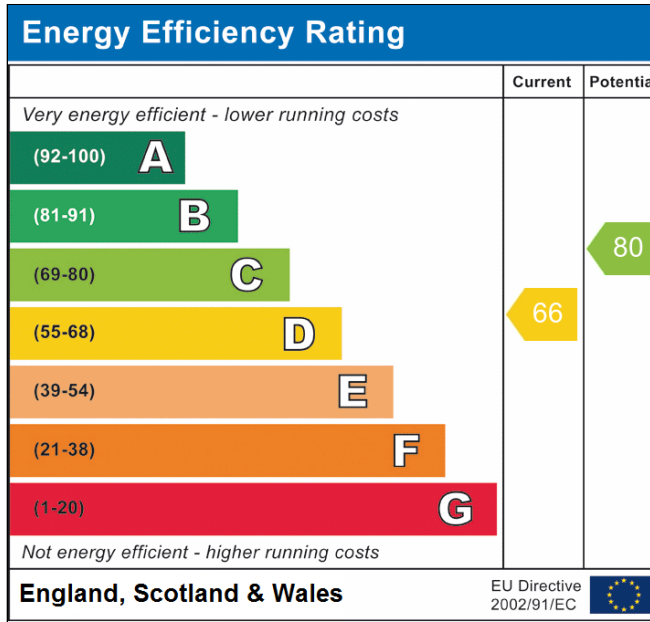
Driveway

To the front of the property is a block paved driveway for two cars.



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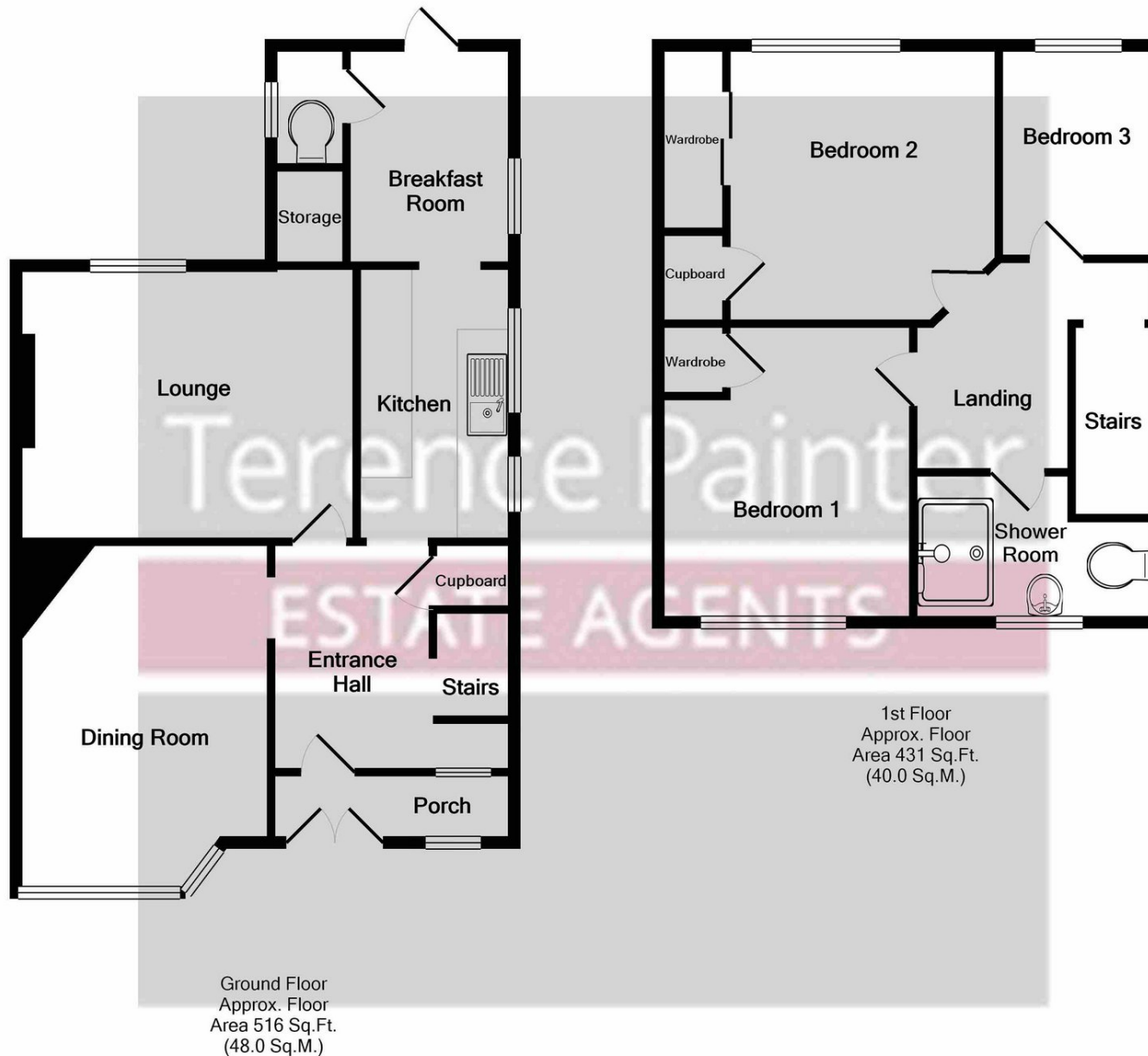


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Ground Floor
 Approx. Floor
 Area 516 Sq.Ft.
 (48.0 Sq.M.)

1st Floor
 Approx. Floor
 Area 431 Sq.Ft.
 (40.0 Sq.M.)

Total Approx. Floor Area 947 Sq.Ft. (88.0 Sq.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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