

Terence Painter

ESTATE AGENTS



- Semi - Detached House
- Three Bedrooms
- No Forward Chain
- Garage & Driveway
- Updating Required
- Private Rear Garden
- Central Broadstairs Location
- Close Proximity to Beach, High Street, Schools & Transport Links
- Fitted Wardrobes to all Bedrooms
- Bathroom



11 Claire Court, Broadstairs, Kent. CT101HP.

Freehold £350,000

THREE BEDROOM HOUSE IN THE HEART OF BROADSTAIRS WITH NO FORWARD CHAIN!

This is an exciting opportunity to acquire this three bedroom semi detached house which is located in the heart of Broadstairs and is being offered with no forward chain.

This home does require updating and has accommodation arranged over two floors comprising a welcoming entrance hall, living room and kitchen on the ground floor.

On the first floor you will find the bathroom and three good size bedrooms which all feature built in wardrobes. Externally this property boasts a mainly lawned rear garden, integral garage and a double tandem driveway.

The central location of this property really is fantastic as it is within close proximity to the sandy beaches at Viking and Stone Bay, park, Broadstairs train station, bus routes and the bustling High Street with its wide selection of independent shops, bars, restaurants and cafe's. Viewings come highly recommended via the sole agents, so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

Ground Floor

Entrance

Access is via a double glazed door to the side of the property.

Entrance Hall

2.28m x 2.15m (7' 6" x 7' 1") There are carpeted stairs to the first floor, under stairs cupboard, carpet flooring and doors leading off to the living room and kitchen.

Living Room

4.81m x 3.00m (15' 9" x 9' 10") There is a double glazed window to the front of the property, fireplace and carpet flooring.

Kitchen

3.30m x 2.81m (10' 10" x 9' 3") There is a double glazed window and door to the rear which provides access to the garden, fitted base units with sink, fitted cupboard and vinyl flooring.

First Floor

Landing

There is a double glazed window to the rear on the split landing, loft hatch, airing cupboard, storage cupboard, carpet flooring and doors leading off to the bedrooms and bathroom.

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Bedroom One

3.92m x 2.73m (12' 10" x 8' 11") There is a double glazed window to the front of the property, fitted wardrobes and carpet flooring.

Bedroom Two

3.32m x 2.80m (10' 11" x 9' 2") There is a double glazed window to the front of the property, fitted wardrobes and carpet flooring.

Bedroom Three

2.58m x 2.54m (8' 6" x 8' 4") There is a double glazed window to the front of the property, fitted wardrobes and carpet flooring.

Bathroom

2.00m x 1.66m (6' 7" x 5' 5") There is a frosted double glazed window to the side of the property, panelled bath with mixer tap with shower attachment, pedestal wash hand basin and a low level w.c. There are part tiled walls and vinyl flooring.

Exterior

Rear Garden

10.20m wide x 4.60m deep (33' 6" x 15' 1") This delightful garden is mainly laid to lawn with mature hedges.

Garage & Driveway

5.46m x 2.29m (17' 11" x 7' 6") There is a metal up and over door, power point and lighting. To the front of the garage is a double tandem driveway.

Council Tax Band

The council tax band is C.



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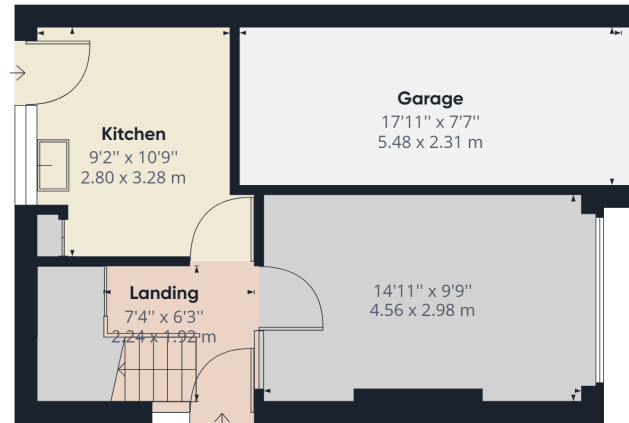


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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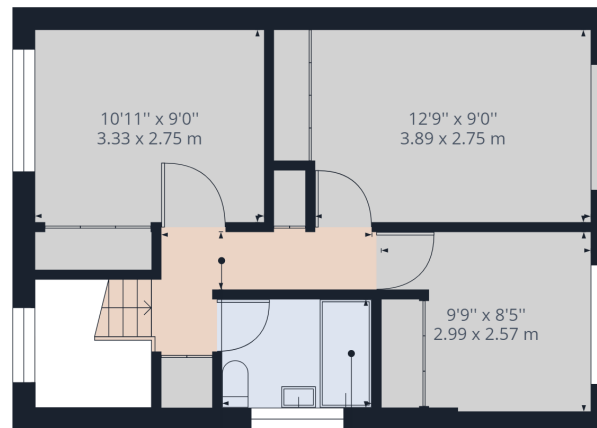


Ground Floor

Approximate total area⁽¹⁾

874.67 ft²

81.26 m²



Floor 1

(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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