



- Semi Detached House
- Three Bedrooms
- Lounge & Dining Room
- Garage & Driveway
- Close Proximity to Shops, Schools, Park & Transport Links
- 55' Rear Garden
- Fitted Kitchen
- Popular & Sought After Location
- Bathroom

7 Yew Tree Close, Broadstairs, Kent. CT10 2LR.

Freehold £269,995

BOOK YOUR VIEWING NOW! - THREE BEDROOM SEMI DETACHED HOME IDEALLY LOCATED FOR FAMILY LIFE!

This is an exciting opportunity to put your stamp on this ideally located semi detached home. The well proportioned accommodation of this home comprises an entrance hall, lounge, dining room and fitted kitchen. On the first floor are three bedrooms and a bathroom.

Externally there is an approximately 55' lawned rear garden and a driveway which leads to a garage.

The ever popular location of this home is ideal for family life as it is situated close to a number of schools, supermarkets and Westwood Cross Shopping centre. Viewings are by appointment only so please call Terence Painter Estate Agents now on 01843 866 866 to arrange your appointment.

## Ground Floor

### Entrance

Access is via a part glazed wooden front door.

### Entrance Hall

2.02m x 0.97m (6' 8" x 3' 2") There are carpeted stairs to the first floor and a glazed wooden door to the lounge

### Lounge

4.12m x 3.73m (13' 6" x 12' 3") The lounge is open to the dining room. There is a double glazed widow to the front of the property, under stairs storage cupboard, feature fireplace and laminate wood effect flooring.

### Dining Room

3.16m x 2.51m (10' 4" x 8' 3") There is a double glazed widow to the rear of the property overlooking the garden, door to the kitchen and laminate wood effect flooring.

### Kitchen

3.16m x 2.20m (10' 4" x 7' 3") There is a double glazed window to the side and a glazed door with side light to the rear which provides access to the garden. The kitchen comprises a range of fitted wall and base units with space and plumbing for a dual fuel cooker, washing machine and fridge/freezer. There is laminate wood effect flooring.

### First Floor

#### Landing

There is a double glazed window to the side of the property, loft hatch and carpet flooring.

#### Bedroom One

4.70m x 2.57m (15' 5" x 8' 5") There is a double glazed window to the front of the property and carpet flooring

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## **Bedroom Two**

2.80m x 2.78m (9' 2" x 9' 1") There is a double glazed window to the rear of the property, fitted cupboard and carpet flooring.

## **Bedroom Three**

3.25m x 2.09m (10' 8" x 6' 10") There is a double glazed window to the front of the property, fitted cupboard and carpet flooring

## **Bathroom**

1.88m x 1.87m (6' 2" x 6' 2") There is a frosted double glazed window to the rear of the property, panelled bath with an electric mixer shower over, low level w.c, pedestal wash hand basin, part tiled walls and laminate wood effect flooring.

## **Exterior**

### **Rear Garden**

Measuring approximately 55' this garden is mainly laid to lawn with a door to the garage.

### **Garage**

5.45m x 2.36m (17' 11" x 7' 9") There is a metal up and over door to the front and a door to the rear.

### **Council Tax Band**

The council tax band is C.

## **Anti Money-Laundering Checks**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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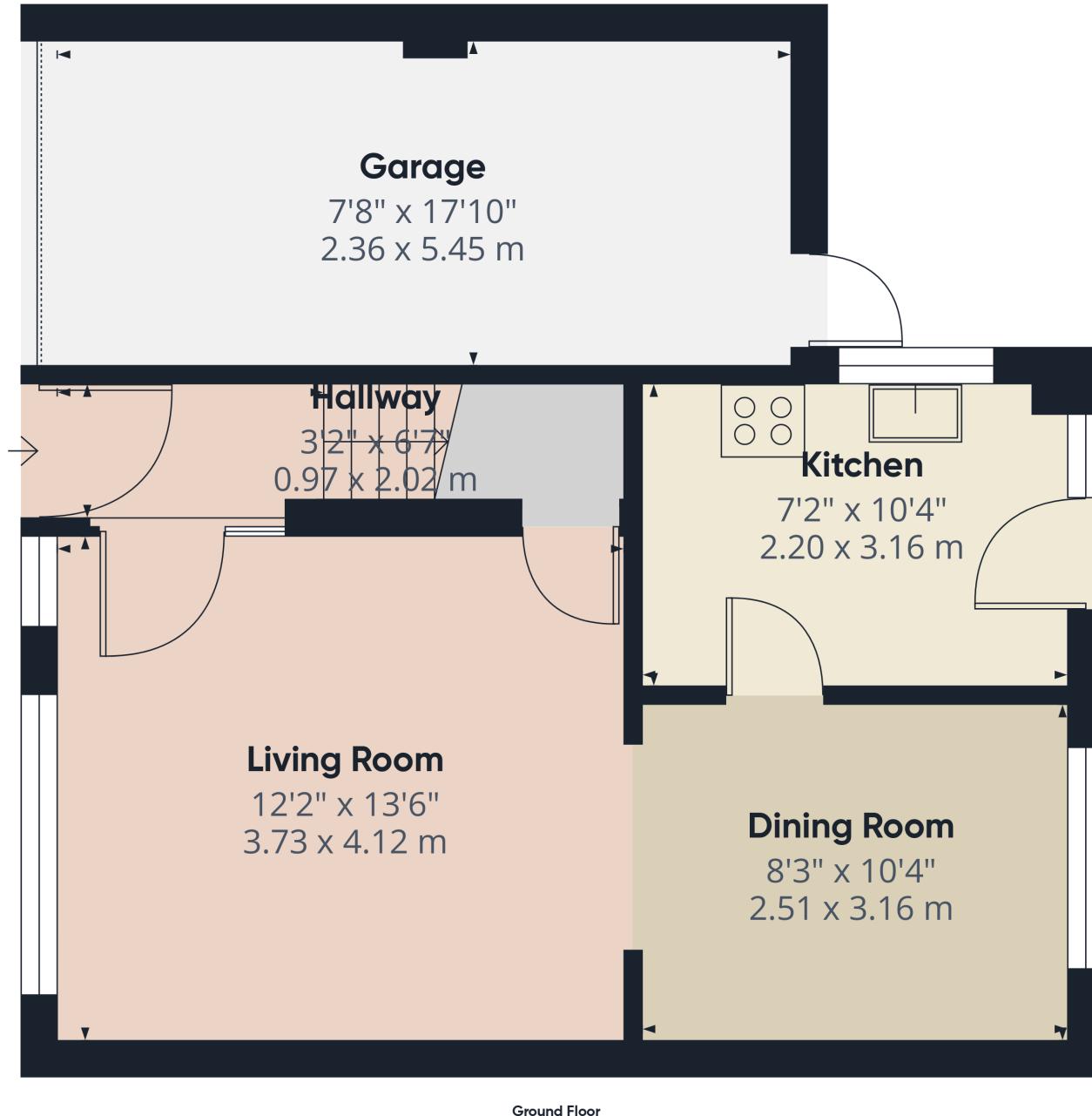


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment, has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



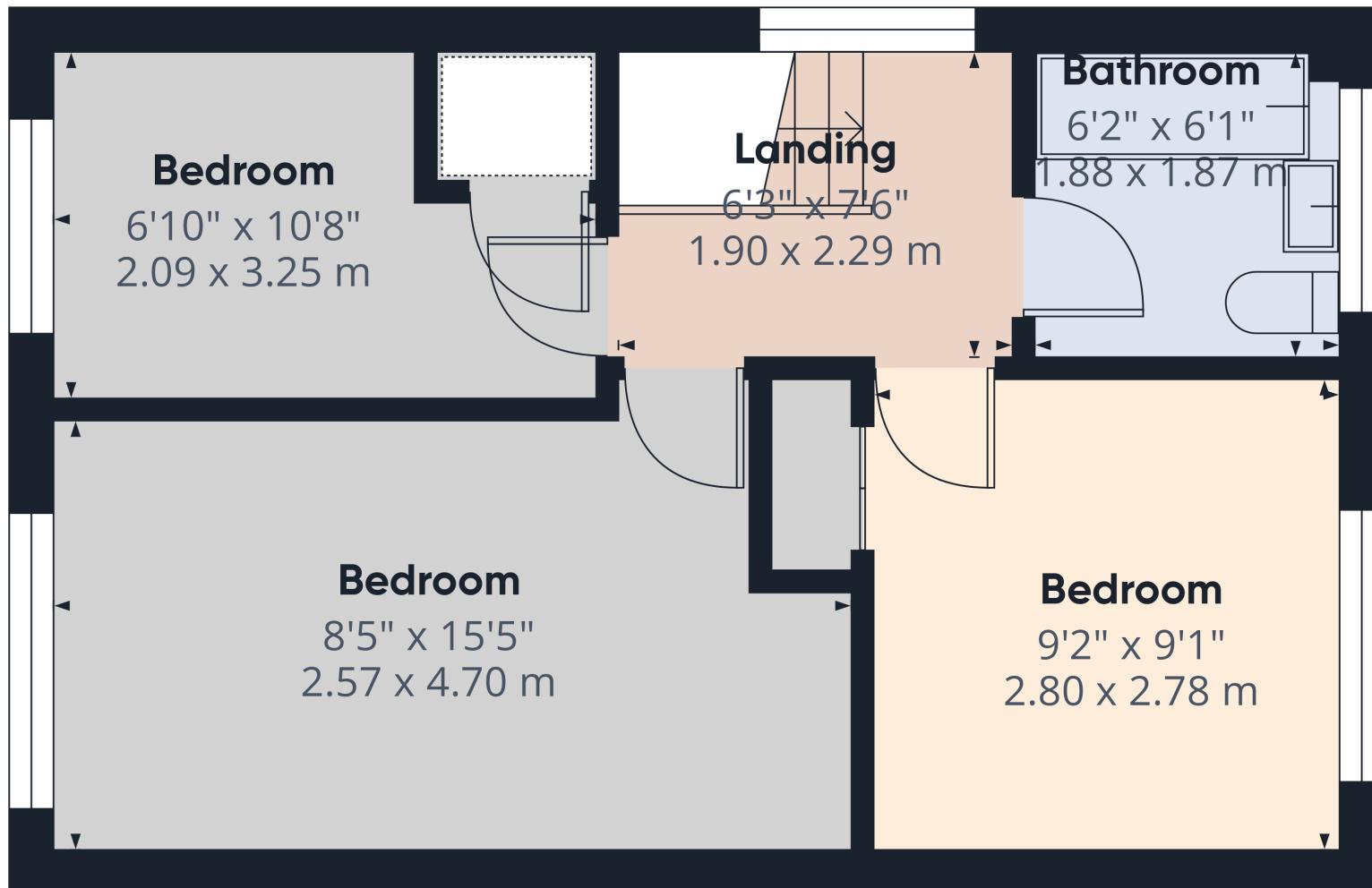
Approximate total area<sup>(1)</sup>

517 ft<sup>2</sup>  
48.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>

347 ft<sup>2</sup>  
32.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

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