



- Detached Bungalow
- Two Bedrooms
- Requires Modernisation
- No Forward Chain
- Detached Garage & Double Tandem Driveway
- Central Broadstairs Location
- Approximately 50' Rear Garden
- Fitted Kitchen



**70A Broadstairs Road, Broadstairs, Kent. CT102RU.**

**Freehold Offers in Excess of £295,000**

NO FORWARD CHAIN - TWO DOUBLE BEDROOM DETACHED BUNGALOW, LOCATED JUST A SHORT DISTANCE FROM BROADSTAIRS TOWN & STATION

This two double bedroom detached bungalow requires updating and is being offered with no forward chain. This home offers good size single level accommodation with two spacious double bedrooms, living room with access to the rear garden, fitted kitchen and a bathroom. To the front and side of the property is a double tandem driveway and garage, and to the rear is an approximately 50' rear garden.

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

### **The Bungalow**

#### **Entrance**

Access into the property is via a wooden front door to the entrance hall.

#### **Entrance Hall**

2.39m x 1.12m (7' 10" x 3' 8") There is a radiator, laminate wood flooring and a glazed door to the living room.

#### **Living Room**

5.14m x 3.74m (16' 10" x 12' 3") This is a double aspect room with a double glazed window to the side of the property and a large double glazed window and door to the rear which provides access to the rear garden. There is a feature fireplace, radiator, media points, laminate wood flooring and doors leading off to the kitchen and inner hallway.

#### **Kitchen**

3.46m x 2.68m (11' 4" x 8' 10") There is a double glazed window to the front of the property and a glazed UPVC door to the side which provides access to the garden. The kitchen comprises a matching range of wall, base and drawer units with space and plumbing for appliances. There is a stainless steel sink unit inset to roll top worksurfaces and vinyl flooring.

#### **Inner Hallway**

2.01m x 0.92m (6' 7" x 3' 0") There is a loft hatch, radiator, laminate wood flooring and doors leading off to the bedrooms and bathroom.

#### **Bedroom One**

4.56m x 2.67m (15' 0" x 8' 9") There are two double glazed windows to the rear of the property, radiator, two fitted cupboards and carpet flooring.

#### **Bedroom Two**

4.39m x 2.86m (14' 5" x 9' 5") There is a double glazed window to the front of the property, radiator and carpet flooring.

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## Bathroom

2.45m x 2.38m (8' 0" x 7' 10") There are three frosted double glazed windows to the front of the property, low level w.c, pedestal wash hand basin, shower cubicle, radiator and vinyl flooring.

## Exterior

## Rear Garden

Measuring approximately 50' this garden is mainly laid to lawn with a paved area immediately to the property. There is a side access gate and door to the detached garage.

## Detached Garage

4.81m x 2.50m (15' 9" x 8' 2") There is a metal up and over door to the front, door to the side, lighting and power points.

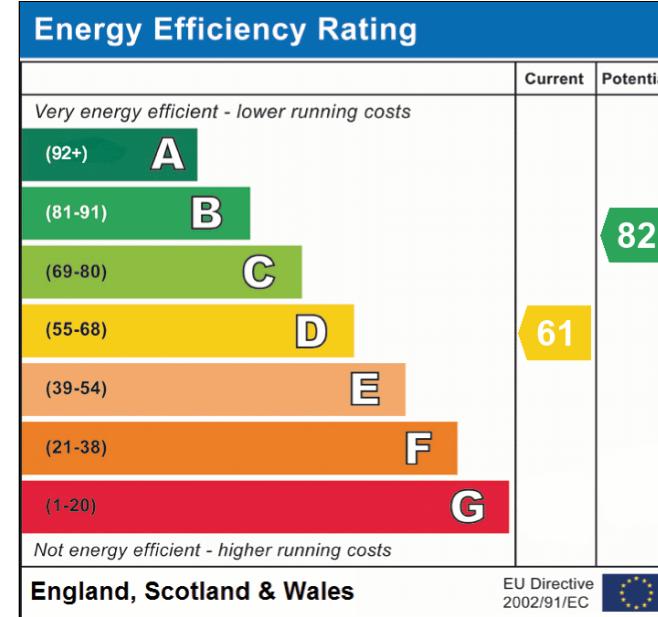
## Council Tax Band

The council tax band is C.



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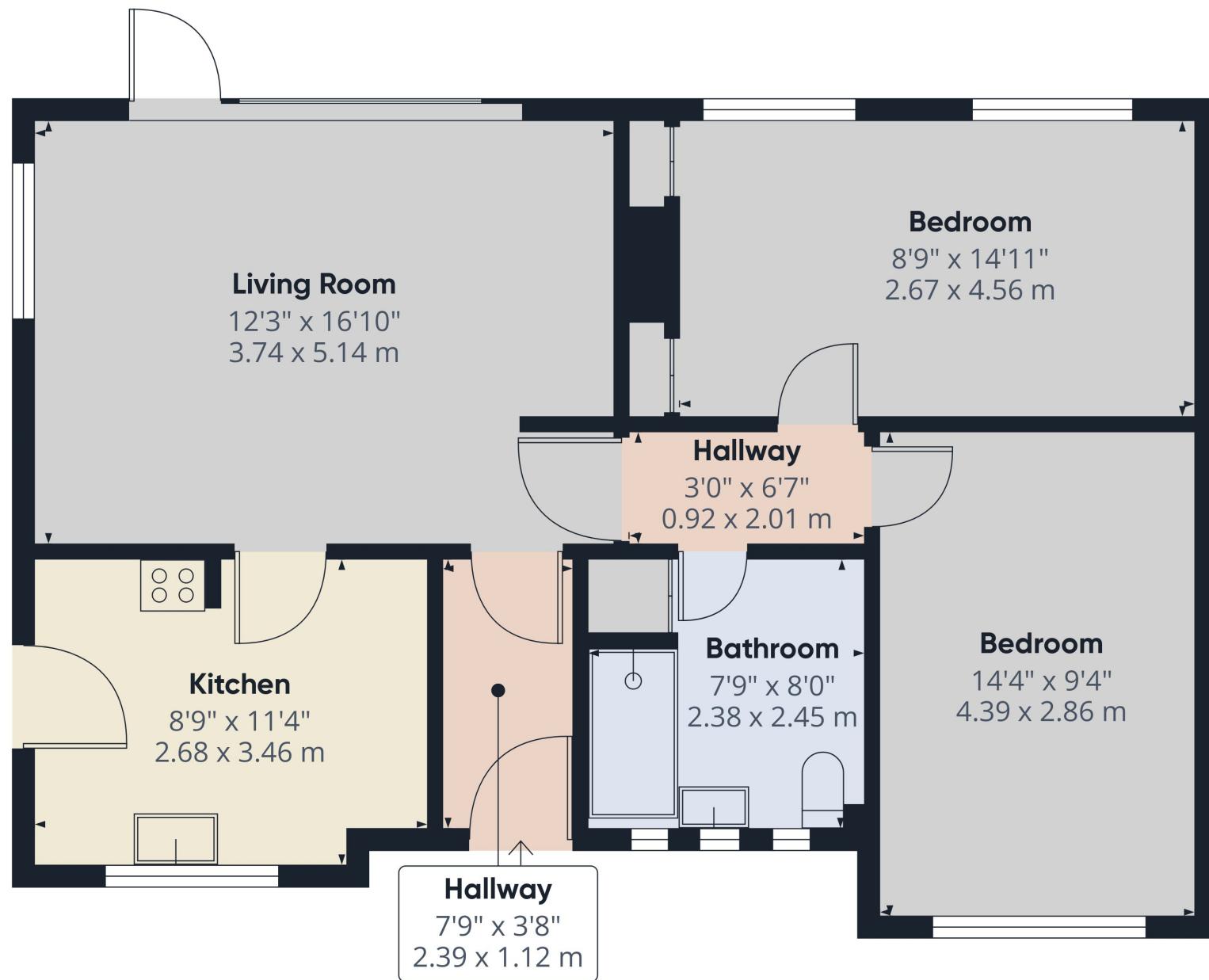
Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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

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

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

706 ft<sup>2</sup>  
65.7 m<sup>2</sup>

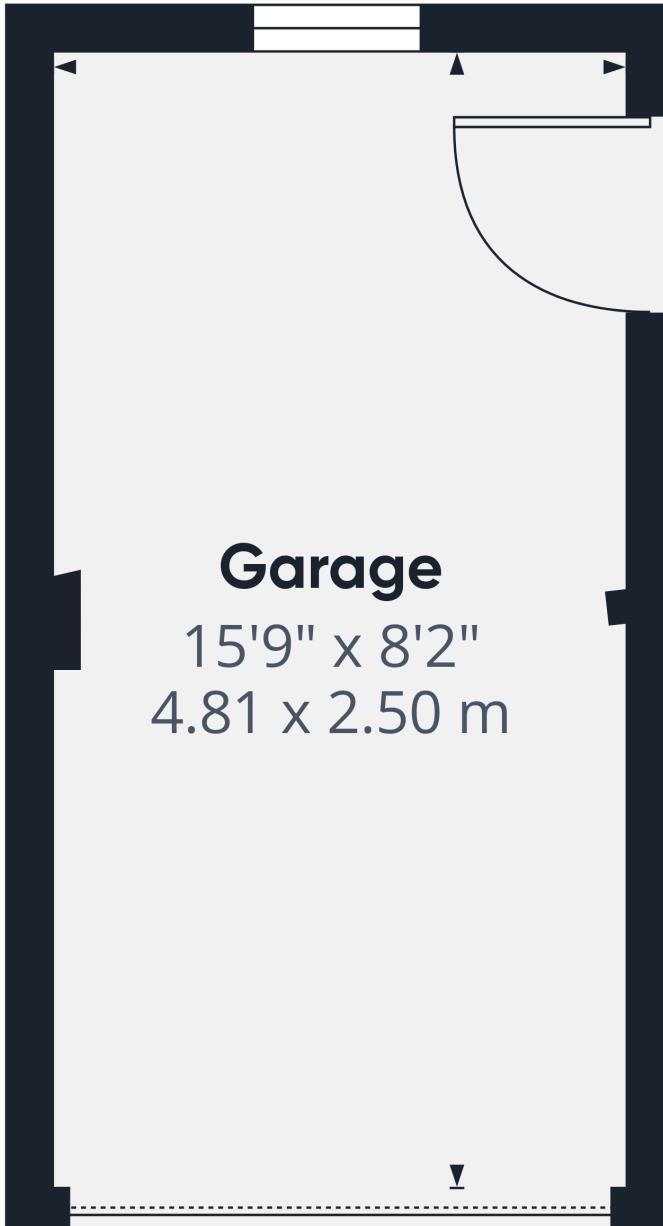
(1) Excluding balconies and terraces

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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## Garage

15'9" x 8'2"  
4.81 x 2.50 m

Ground Floor Building 2

Terence Painter  
ESTATE AGENTS

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

128 ft<sup>2</sup>  
11.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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