

# Terence Painter

ESTATE AGENTS



- Three Bedroom Semi Detached House
- Lounge/Diner
- No Forward Chain
- Lower Ground Floor Rooms Perfect for Further Bedrooms or Living Space
- Close to Shops, Schools, Transport Links & Local Amenities
- Spacious & Flexible Living Accommodation Over Four Floors
- Double Tandem Driveway
- Fitted Kitchen/Diner
- Central St Peters Location
- Lawned Garden
- Well Appointed Bathroom

**14 Church Street, Broadstairs, Kent. CT102TP.**

**Freehold £330,000**

NO FORWARD CHAIN - SUBSTANTIAL SEMI DETACHED PERIOD FAMILY HOME IN THE HEART OF THE VILLAGE OF ST PETERS!...

This is an fantastic opportunity to put your stamp on this unique period house situated in the heart of the picturesque village of St Peters within only metres of the local shops, restaurants and pubs. The property is also in the catchment area of both of the local Primary Infant and Junior Schools both of which received an “outstanding “ report from their latest Ofsted inspection.

The seaside town of Broadstairs with its bustling high street, picturesque beaches and train station is located within a mile of the property.

Requiring some updating, the spacious and versatile accommodation of this attractive home is arranged over four floors with a welcoming entrance hall, open plan double aspect lounge/diner and a fitted kitchen/diner. On the upper two floors there are three generous size double bedrooms and a large family bathroom with bath and shower.

On the lower ground floor is a cloakroom/w.c and two further rooms which once refurbished could make ideal further bedrooms or reception rooms.

Externally this home continues to impress with a predominantly lawned rear garden and a shingled double tandem driveway.

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 wooden front door to the entrance hall.

### Entrance Hall

There are carpeted stairs to the upper floors, door to the lower ground floor rooms, carpet flooring, radiator and doors to the lounge/diner and kitchen/diner.

### Lounge/Diner

7.16m x 11.13m max (23' 6" x 36' 6") This double aspect room features a bay window to the front of the property and a double glazed window to the side of the property. There is a feature brick fireplace with tiled hearth, fitted cabinet with glazed doors, radiators and carpet flooring.

### Kitchen/Diner

4.37m x 3.67m (14' 4" x 12' 0") There are two double glazed windows to the rear and a double glazed door to the side which provides access to the garden. The kitchen comprises a matching range of shaker style wall, base and drawer units with an integrated electric oven/grill and ceramic hob. There is space and plumbing for a washing machine and fridge/freezer, radiator and vinyl flooring.

## Lower Ground Floor

### Reception Room/Bedroom

4.10m x 2.10m (13' 5" x 6' 11") There is a high level frosted window to the side of the property, radiator and doors leading off to the cloakroom/w.c and reception room three.

### Cloakroom/W.C

2.88m x 0.97m (9' 5" x 3' 2") There is a frosted window to the side, low level w.c and pedestal wash hand basin. The water supply to this room is currently switched off.

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### Reception Room/Bedroom

4.10m x 2.10m (13' 5" x 6' 11") There is a high level window to the side of the property, window to the front of the property, feature brick fireplace and a radiator.

### First Floor

#### Landing

This is a split level landing with carpeted stairs to the second floor, carpet flooring and doors leading off to the bathroom and bedrooms one and two.

#### Bedroom One

4.12m x 3.17m (13' 6" x 10' 5") Located to the front of the property there are two double glazed sash windows to the front, built in wardrobe/storage cupboard, radiator and carpet flooring.

#### Bedroom Two

4.48m x 3.64m (14' 8" x 11' 11") Located to the rear of the property there is a double glazed window to the rear, cast iron fireplace, radiator and carpet flooring.

#### Bathroom

3.20m x 2.45m (10' 6" x 8' 0") There is a frosted double glazed window to the side of the property, panelled bath, fully tiled shower cubicle, low level w.c, built in storage cupboard, radiator and carpet flooring.

### Second Floor

#### Bedroom Three

Located to the rear of the property there is a double glazed window to the rear, cast iron fireplace, built in wardrobe and carpet flooring.

### Exterior

#### Rear Garden

Measuring approximately 40', this garden is mainly laid to lawn with a timber built greenhouse and a wide side access gate.

#### Front Garden & Driveway

To the front of the property is a shingled double tandem driveway. The remainder of the garden is paved.

#### Council Tax Band

The council tax band is C.



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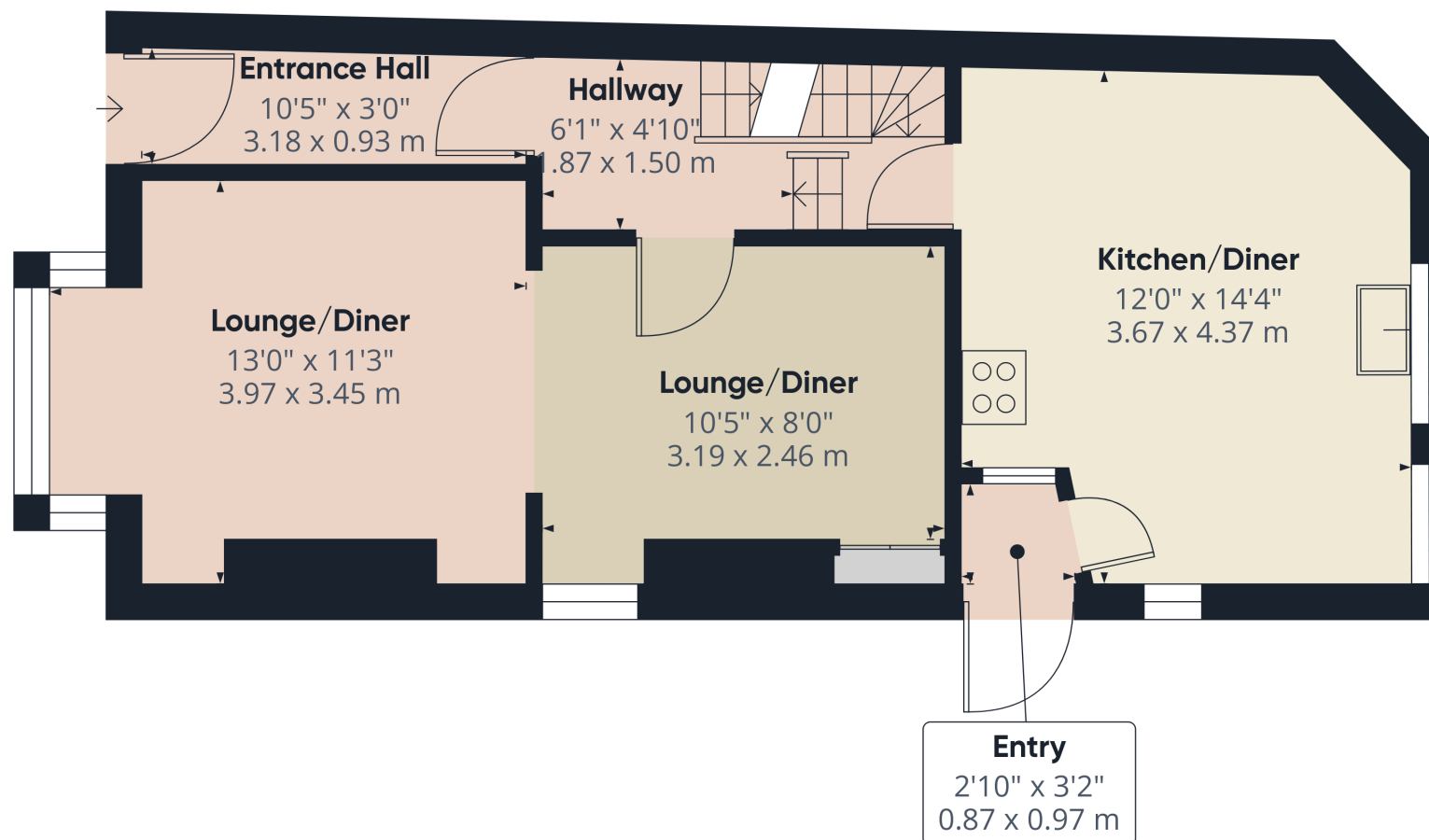
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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>

453 ft<sup>2</sup>

42.1 m<sup>2</sup>

(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.

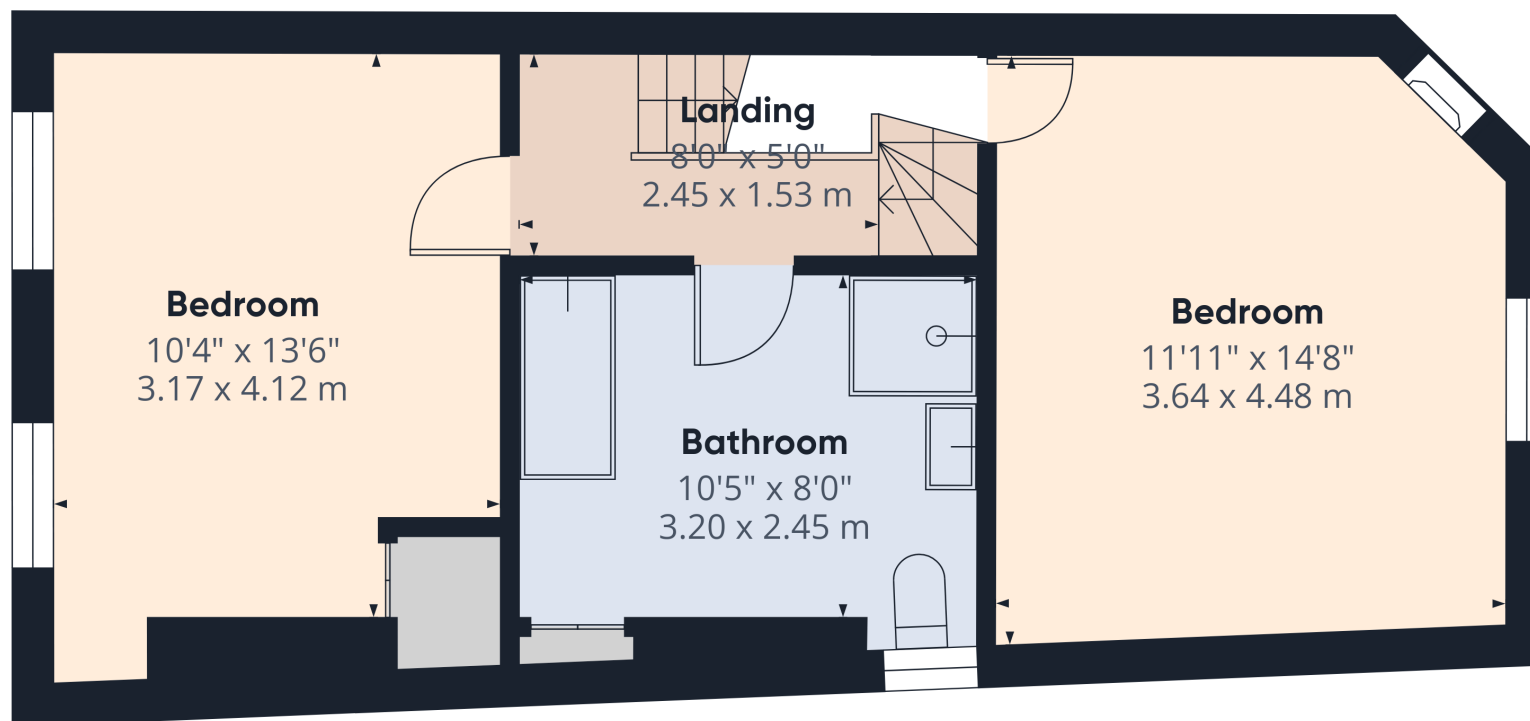
Calculations are based on RICS IPMS 3C standard.

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Ground Floor

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

430 ft<sup>2</sup>

39.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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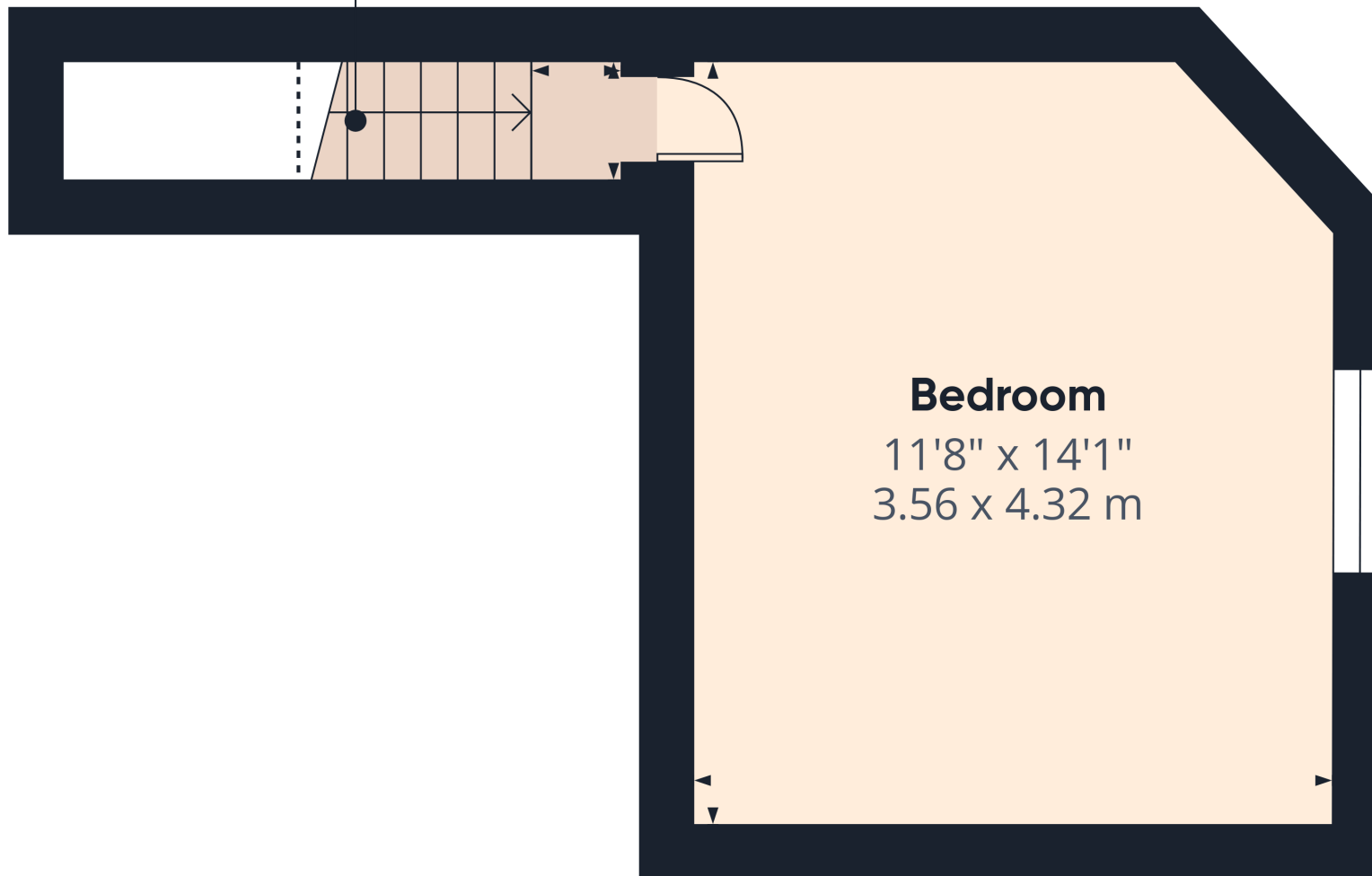
Floor 1

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**Landing**  
2'0" x 2'8"  
0.63 x 0.82 m



Floor 2

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

160 ft<sup>2</sup>  
14.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

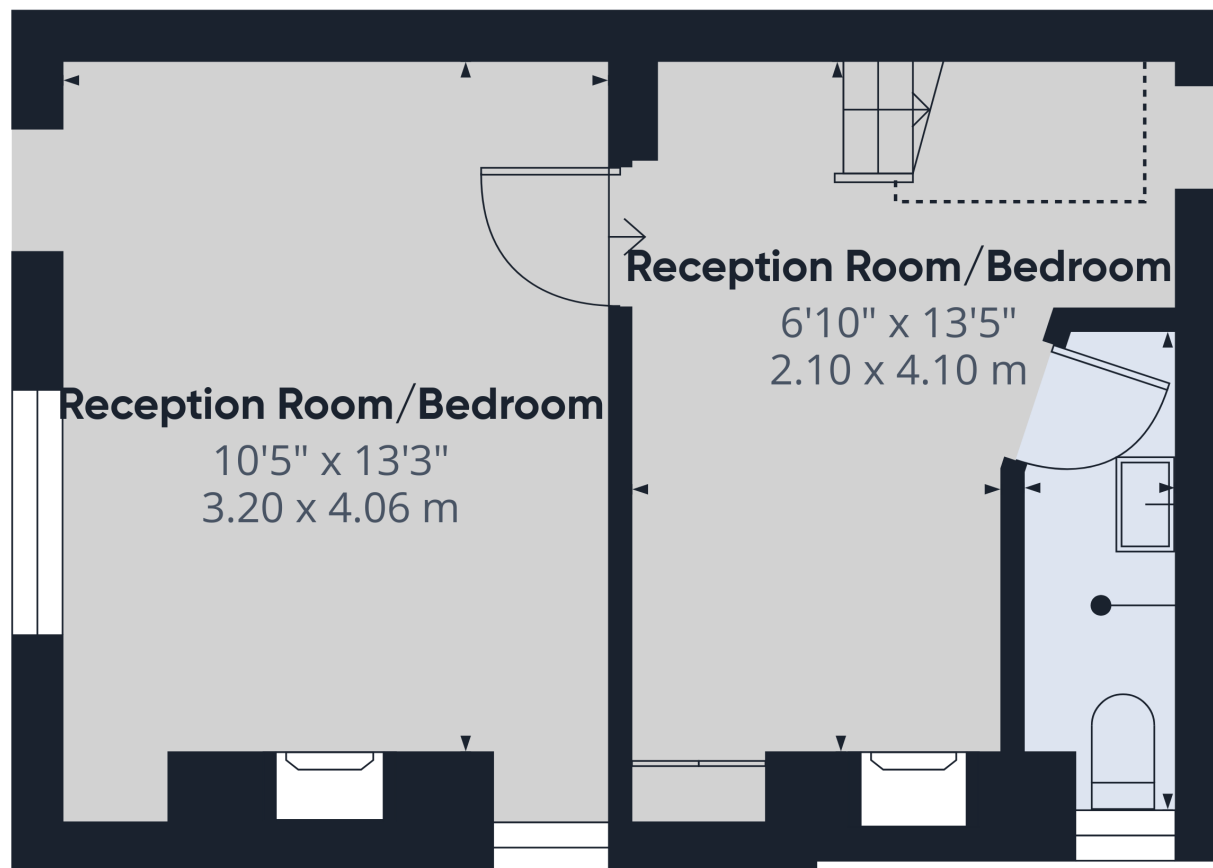
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Floor -1

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

290 ft<sup>2</sup>

27 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>

1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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