

Terence Painter

ESTATE AGENTS

- Semi - Detached Bungalow
- Three Bedrooms
- Fitted Bathroom & Kitchen
- Bright & Airy Lounge
- Conservatory
- Low Maintenance Rear Garden
- Driveway
- Short Drive to Broadstairs Town & Westwood Cross
- Close to Schools
- Beautifully Presented Home



12 Marshall Crescent, Broadstairs, Kent. CT102HS.

Freehold £359,995

THIS IS THE BUNGALOW YOU HAVE BEEN LOOKING FOR, THREE BEDROOMS, WELL CARED FOR AND IT HAS OFF STREET PARKING! Terence Painter Estate Agents are proud to be marketing this spacious three bedroom home in the sought after area of Marshall Crescent, Broadstairs. The property has three generous size bedrooms, well appointed bathroom, 14'3" bright and airy lounge, fitted kitchen with integrated appliances and a conservatory. Externally this home benefits from a low maintenance rear garden with artificial grass and a driveway to the front of the property. The bungalow is situated within a short drive or bus ride from the popular Westwood Cross Shopping Centre, Broadstairs Town center and a selection of schools. Viewing is a must to appreciate all this home has to offer. Call 01843 866866 to arrange your viewing. Sole Agents

Ground Floor

Entrance Porch

Via double glazed frosted glass front door.

Double glazed frosted glass window to the front, cupboard housing meters and a wood frame frosted glass door in to

Hallway

Radiator, storage cupboard, telephone point, inset spot lighting and doors to all rooms.

Lounge

4.355m x 3.355m (14' 3" x 11' 0") Two double glazed windows to the front, radiator, television point, feature brick fire place, coving and inset spot lighting.

Bedroom One

3.298m x 3.797m (10' 10" x 12' 5") Double glazed window to the front and side, radiator and television point.

Bedroom Two

2.222m x 3.301m (7' 3" x 10' 10") Double glazed window to the side, radiator, loft access and television point.

Bedroom Three

3.272m x 3.016m (10' 9" x 9' 11") Double glazed window to the rear, radiator and television point.

Bathroom

2.290m x 1.940m (7' 6" x 6' 4") Low level w.c, wash hand basin with vanity unit under, double glazed frosted glass window to the rear, radiator, paneled bath with mixer taps and shower extension, fully tiled walls and inset spot lighting.

Kitchen

4.768m x 2.628m plus the door well (15' 8" x 8' 7") Fully fitted range of matching wall and base units with roll edge work surfaces, inset stainless steel sink and drainer unit with mixer taps over, tiling to splash back, four ring gas hob with extractor over, integrated oven, grill and fridge freezer, space and plumbing for washing machine and tumble dryer, radiator, inset spot lighting, television point and double glazed double doors in to the conservatory.

Conservatory

2.899m x 3.177m (9' 6" x 10' 5") Fully double glazed, radiator, wall mounted electric fire, television point and double glazed double doors out to the garden.

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External

Rear Garden

9.692m x 11.355m (31' 10" x 37' 3") Outside tap, patio seating area leading to artificial lawn, side patio leading to side gate. Fence perimeters.

Front Garden

Mainly laid to lawn with driveway to the side.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		72
(55 to 68) D	55	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		70
(55 to 68) D		
(39 to 54) E	49	
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

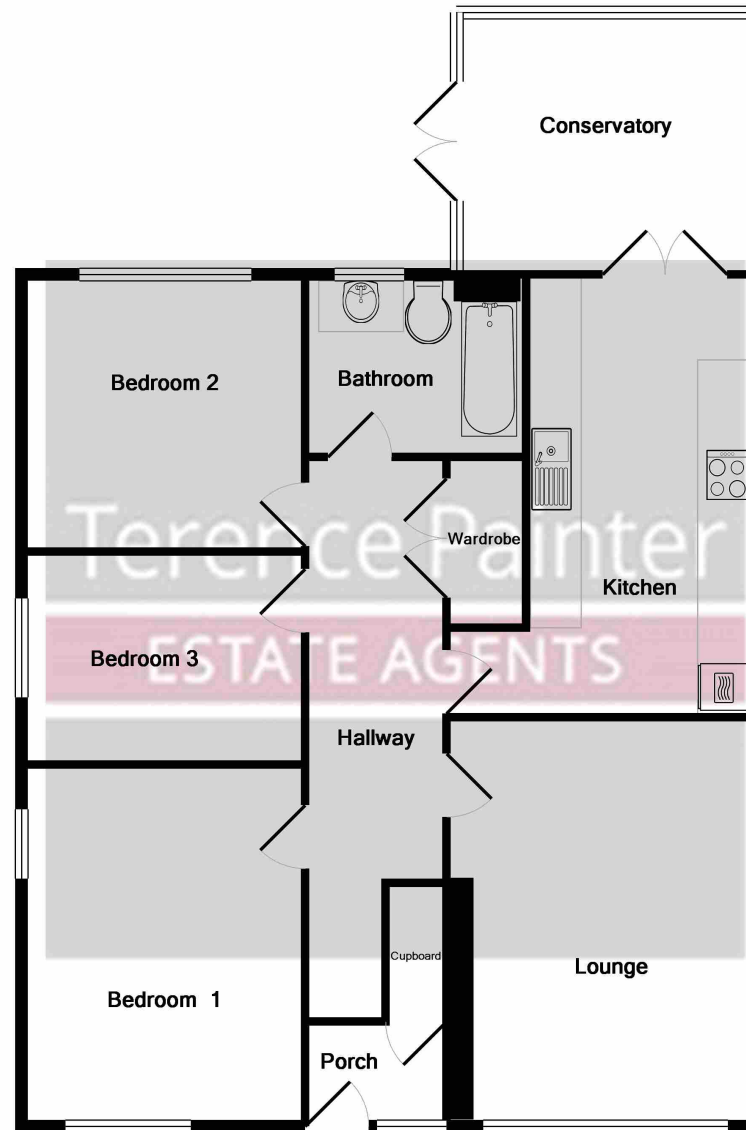


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Total Approx. Floor Area 1045 Sq.Ft. (97.0 Sq.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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