

Terence Painter

ESTATE AGENTS



- Detached Bungalow
- Two Bedrooms
- No Forward Chain
- Close Proximity to Beach, High Street & Transport Links
- 20'1" Living Room
- Conservatory
- Modern Fitted Kitchen/Breakfast Room
- 47'3 Rear Garden
- Sought After Avenue
- Garage & Driveway



31 Queens Avenue, Broadstairs, Kent. CT101EH.

Freehold £425,000

DELIGHTFUL DETACHED BUNGALOW LOCATED ON THE DESIRABLE CHESS BOARD ESTATE AND BEING OFFERED WITH NO FORWARD CHAIN!

This charming two bedroom detached bungalow is located on the ever popular chess board estate and is ideally situated within yards of the picturesque sandy beach at Stone Bay and within a mile of Broadstairs High Street where you will find many shops, cafes, restaurants, schools and transport links.

This home offers generous size living accommodation including a welcoming entrance hall, 20'1" living room, conservatory, modern fitted kitchen/breakfast room, two double bedrooms, shower room and separate w.c.

Externally this home continues its spacious theme with a 47'3" mainly lawned rear garden, garage and driveway. Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing

The Bungalow

Access

Access into the property is via a part glazed UPVC door to the side of the property which leads into the entrance porch with a further glazed wooden door to entrance hall.

Entrance Hall

Radiator, laminate flooring, two built in cupboards, loft hatch and doors leading off to Living room, kitchen/diner, Bedrooms, bathroom and separate W.C.

Living Room

6.11m x 3.96m (20' 1" x 13' 0") There is a double glazed window to side of the property and double glazed sliding doors to the conservatory. There is a feature fireplace, television point, laminate flooring, radiator and wall lights.

Conservatory

4.71m x 2.07m (15' 5" x 6' 9") Sliding door to garden, vinyl flooring, wall lights.

Kitchen/breakfast Room

3.32m x 3.42m (10' 11" x 11' 3") Double glazed window to rear and a glazed UPVC door to side which gives access to garden. There is a range of high gloss shaker style units, with an integrated electric oven/grill and four burner gas hob with an extractor hood over, space and plumbing for a washing machine and dishwasher, stainless steel sink unit inset to stone effect work top. Breakfast bar, localised wall tiling and vinyl flooring.

Bedroom One

4.28m x 3.63m (14' 1" x 11' 11") Double glazed window to front, Radiator, carpet flooring.

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Bedroom Two

3.72m x 3.03m (12' 2" x 9' 11") Double glazed window to front, radiator, laminate flooring.

Bathroom

1.63m x 1.66m (5' 4" x 5' 5") Frosted double glazed window to side, tiled corner shower cubicle, pedestal wash hand basin, chrome towel radiator, tiled walls and flooring,

Seperate w c

Frosted double glazed window to side, low level wc, tiled walls and flooring.

Exterior

Garage

5.21m x 2.89m (17' 1" x 9' 6") Metal up and over door to front, UPVC door and window to rear, light and power points.

Rear Garden

14.40m x 14.00m (47' 3" x 45' 11") There are paved and hard standing patio areas to the rear and both sides of the property which step up to a mainly lawned garden with raised flower beds. There is a door to the garage and side access gate.

Council Tax Band

The Council tax band is D.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

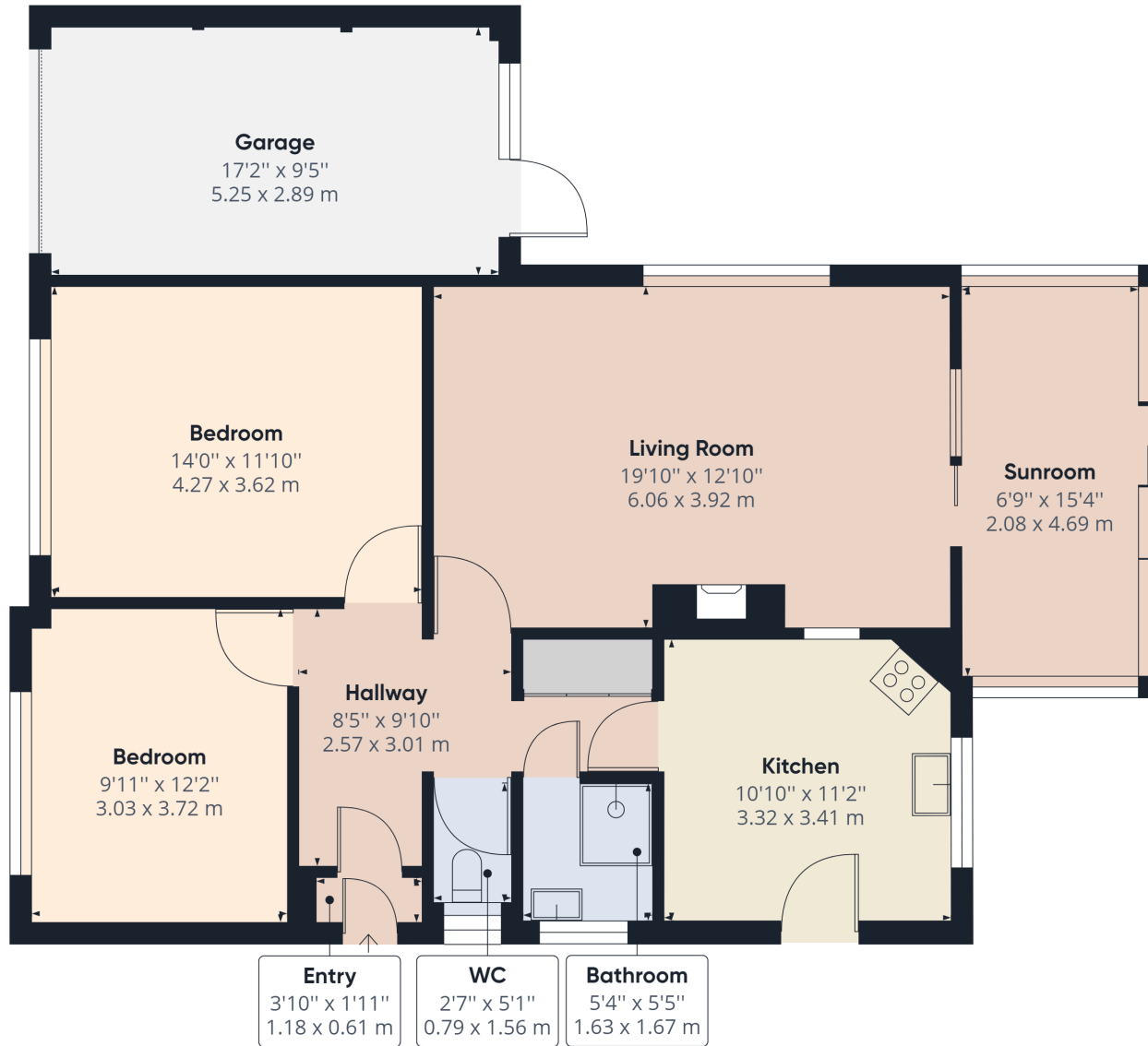


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

1097.04 ft²

101.92 m²

(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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