

Terence Painter

ESTATE AGENTS



- Two Bedroom Bungalow
- Private South Facing Rear Garden
- 15' Principal Bedroom
- 16' Lounge/Diner
- Close to Beach & Cliff Top Walks
- Sought after Area
- Close to Shops & Bus Routes



22 Kilndown Gardens, Cliftonville, Margate, Kent. CT93EG.

Freehold £300,000

SPACIOUS TWO BEDROOM MID TERRACED BUNGALOW WITH BEAUTIFUL SOUTH FACING, PRIVATE GARDEN SITUATED IN THE SOUGHT AFTER PALM BAY AREA!

This delightful two bedroom bungalow is private in nature and offers spacious living accommodation. This property benefits from a welcoming entrance hallway, 16' lounge/diner, 15' principal bedroom, kitchen, bathroom and separate W.C, second bedroom/home office space and a generously sized and completely private South facing rear garden.

This home is ideally situated in the Palm Bay area, it is within minutes of the picturesque Palm Bay Beach and not far from Walpole Bay that has the largest Tidal Pool in the U.K, and Botany Bay which has its stunning coastal walks. The local schools, shops, cafe's, restaurants and transport links are also close by!

Call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

INTERIOR

Porch

1.71m x 0.78m (5' 7" x 2' 7") Entrance into the porch is gained via a double glazed UPVC door.

Entrance Hallway

3.4m x 0.97m (11' 2" x 3' 2") Entrance is gained through the porch via a frosted double glazed UPVC door. The spacious entrance hall features carpeted flooring, loft hatch, storage cupboard housing meters and a radiator.

Kitchen

3.23m x 2.75m (10' 7" x 9' 0") The kitchen features high and low level fitted units, double glazed window to the front, space and plumbing for fridge-freezer, washing machine and dishwasher, stainless steel sink unit inset to roll-edge countertop, freestanding gas cooker with gas hob and extractor hood over, part splashback wall tiling and vinyl flooring.

Lounge/Dining Room

4.87m x 4.77m (16' 0" x 15' 8") The lounge/diner features double glazed French doors to rear garden, double glazed frosted door to rear garden and a double glazed window to the rear garden. There is a TV point, two telephone points, radiator, carpeted flooring and an electric log burner with feature fireplace surround.

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Bathroom

1.84m x 1.53m (6' 0" x 5' 0") The bathroom features vinyl flooring, panelled bath, double glazed frosted window to front, electric shower and tiled walls.

W.C.

1.86m x 0.86m (6' 1" x 2' 10") Low level w.c, vinyl flooring and double glazed frosted window to front.

Principal Bedroom

4.65m x 3.28m (15' 3" x 10' 9") The principal bedroom features a double glazed door and window to rear garden, carpeted flooring, radiator, TV point and two storage cupboards (one housing gas fired boiler).

Bedroom Two

3.24m x 2.29m (10' 8" x 7' 6") This bedroom features carpeted flooring, radiator and a double glazed window to front.

EXTERIOR

Rear Garden

This South facing rear garden features a lawned area and separate patio seating area and a rear access gate. The garden is completely private and not overlooked.

Council Tax Band

The council tax band for this property is - B.

Parking

On street parking is available directly outside the property.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

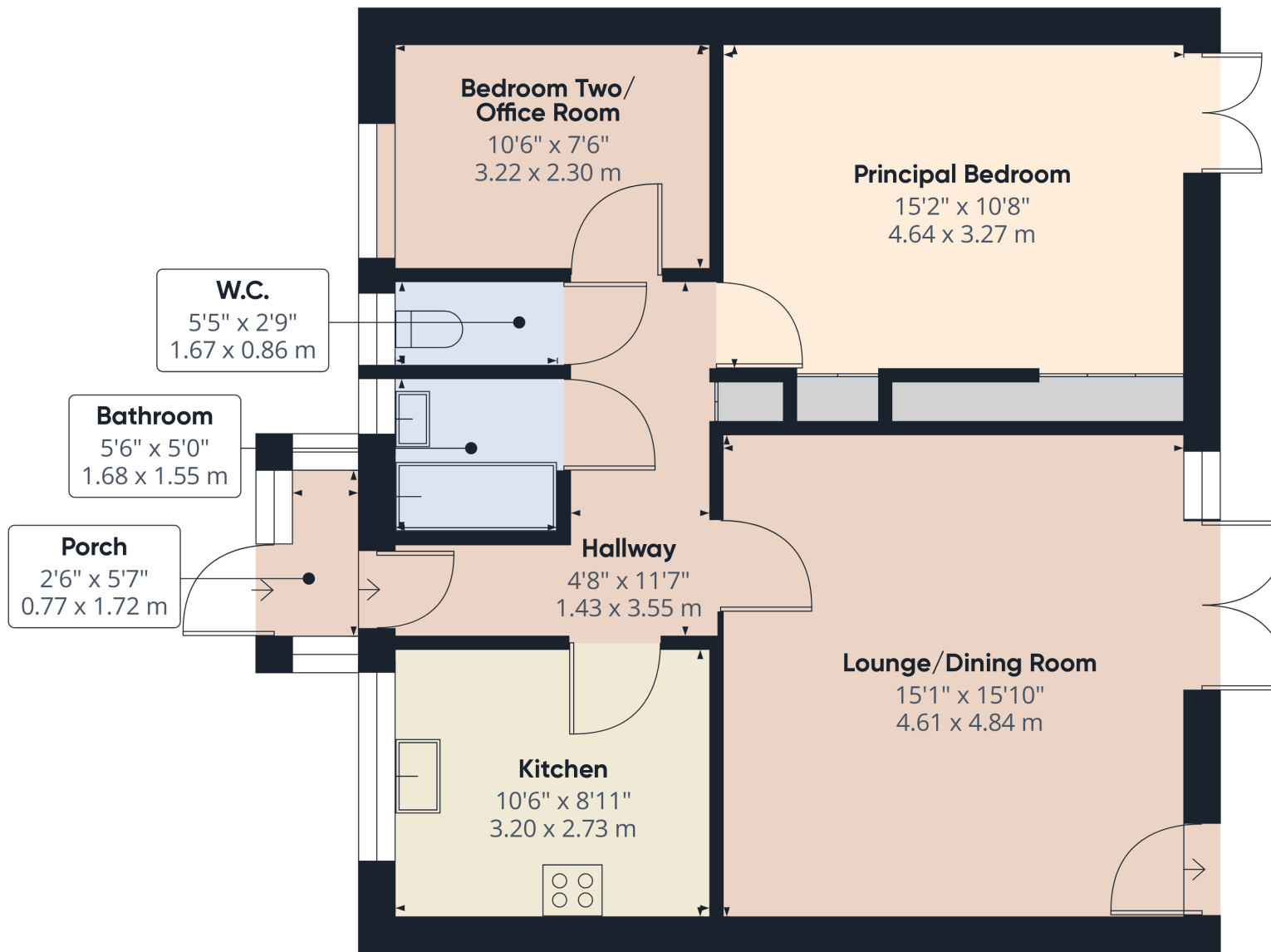


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

746.69 ft²

69.37 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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