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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (127 plus)
Energy efficient	B (81-121)
Decent	C (61-80)
Below average	D (51-60)
Average	E (41-50)
Below average	F (21-40)
Very energy inefficient - higher running costs	G (1-20)
Current	75
Possible	89



**10 CAMDEN ROAD BROADSTAIRS**

...valuing people, not just property  
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**10 CAMDEN ROAD BROADSTAIRS** **£330,000**

- Family Home
- Semi Detached
- Three Bedrooms
- En Suite & Downstairs WC
- Off Street Parking
- Close To Schools.

## ABOUT

### THREE BEDROOM FAMILY HOME CLOSE TO SCHOOLS!!

Miles and Barr are delighted to bring to market this three bedroom semi detached family home. Located on Camden Road, this property is ideal for buyers who are looking to be close to amenities, transport links and local schools. Internally this spacious family home comprises an entrance hall leading to a generous lounge diner and separate, contemporary fitted kitchen with a downstairs WC.

The first floor boasts three very well proportioned bedrooms serviced by a family bathroom and en suite to the master bedroom. Externally this well presented home benefits from a low maintenance rear garden and off street parking for two cars.

In our opinion this property is ideal for buyers who are looking to upsize their family home or those looking for a buy to let opportunity.

Please call Miles and Barr on 01843 888444 to arrange an internal viewing.

## LOCATION

The sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre. Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs. Broadstairs benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.

## DESCRIPTION

Entrance

Entrance Hall

Kitchen 15 x 8'7 (4.57m x 2.62m)

Lounge Diner 16 x 12'6 (4.88m x 3.81m )

WC

First Floor

Master Bedroom 14'3 x 8'8 (4.34m x 2.64m)

En Suite

Bedroom Two 11'4 x 8'2 (3.45m x 2.49m)

Bedroom Three 7'8 x 7'3 (2.34m x 2.21m)

Bathroom 8'4 x 5'10 (2.54m x 1.78m)

