



20 Ingoldsby Road, Birchington  
£335,000

# 20 Ingoldsby Road

Birchington, Birchington

RECENTLY EXTENDED THREE BEDROOM FAMILY HOME IN THE HEART OF MINNIS BAY! Miles & Barr are extremely pleased to offer this rarely available three bedroom end terrace family home located in the ever popular Ingoldsby Road, Minnis Bay. Ideally situated within close proximity to the beach and seafront, local parade of shops and restaurants, Birchington's main high street and train station are also close at hand. Internally the property offers well planned accommodation arranged over three floors and boasts a modern fitted kitchen diner and lounge on the ground floor, two bedrooms and a family bathroom on the first floor and then a further double master bedroom and bathroom with separate shower and bath on the top floor. This property also offers a light and bright feel due to the garden being South facing. Externally there is a low maintenance rear garden and access into a single garage with off street parking just in front of it. In our opinion this property would make the perfect home for any growing family wanting to relocate closer to the sea and an early internal viewing is essential to fully appreciate all that is on offer!

- Two Bathrooms
- Three Bedroom Family Home
- Garage & Further Off Street Parking
- Close To The Beach & Shops
- Low Maintenance Rear Garden
- Modern Fitted Kitchen
- South Facing Garden
- Minnis Bay Location
- Good Decorative Order Throughout





### **Bedroom Two**

Dimensions: 3.56m x 3.40m (11'8 x 11'2).

### **Garage**

Dimensions: 4.88m x 2.34m (16'0 x 7'8).

### **Off Street Parking**

### **Bedroom One**

Dimensions: 3.61m x 3.15m (11'10 x 10'4).

### **Rear Garden**

### **First Floor**

### **Bedroom Three**

Dimensions: 3.63m x 2.11m (11'11 x 6'11).

### **Lounge**

Dimensions: 3.61m x 3.56m (11'10 x 11'8).

### **Ground Floor**

### **Four Piece Bathroom Suite**

Dimensions: 3.58m x 2.03m (11'9 x 6'8).

### **Family Bathroom**

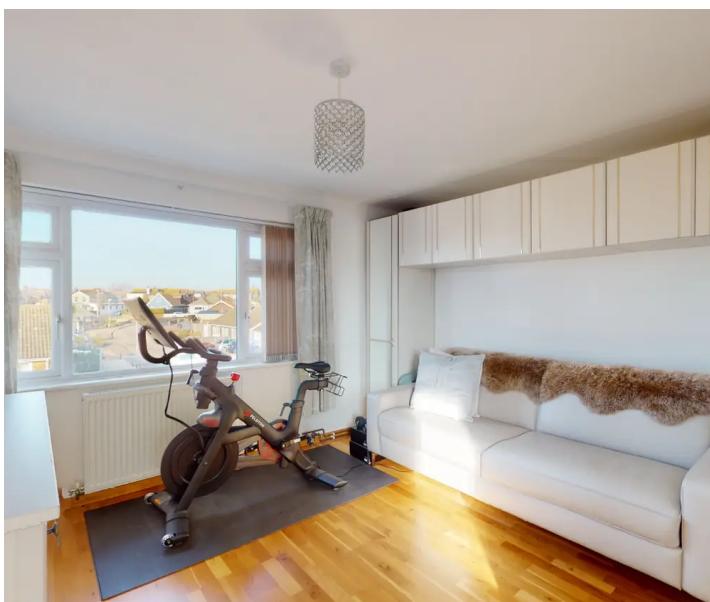
Dimensions: 2.67m x 1.32m (8'9 x 4'4).

### **Kitchen/Diner**

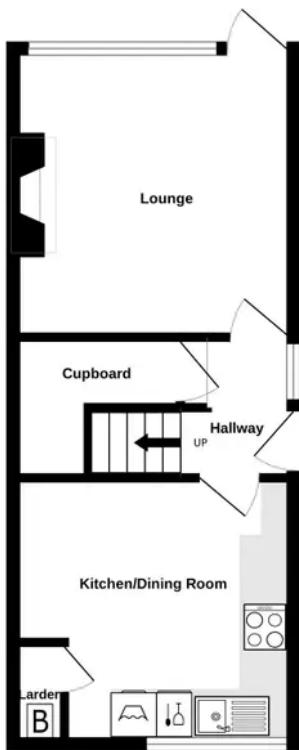
Dimensions: 3.56m x 3.40m (11'8 x 11'2).

### **Second Floor**

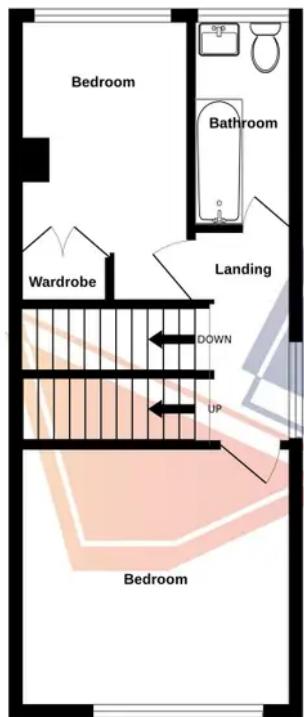
### **Entrance Hall**



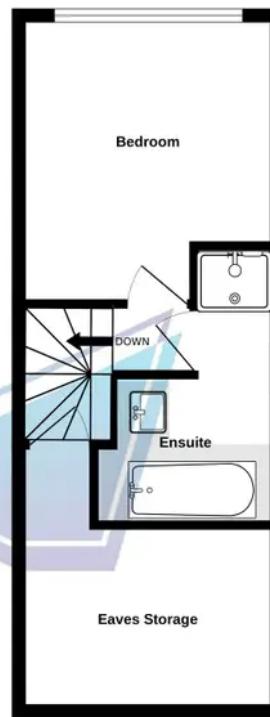
GROUND FLOOR  
31.2 sq.m. (335 sq.ft.) approx.



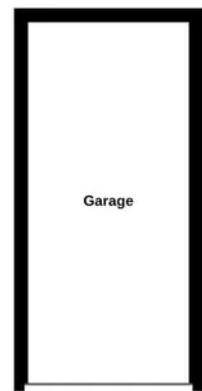
1ST FLOOR  
31.7 sq.m. (341 sq.ft.) approx.



2ND FLOOR  
29.4 sq.m. (317 sq.ft.) approx.



GARAGE  
10.6 sq.m. (114 sq.ft.) approx.



TOTAL FLOOR AREA : 102.8 sq.m. (1106 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)