



47 Shamrock Avenue, Whitstable
£400,000

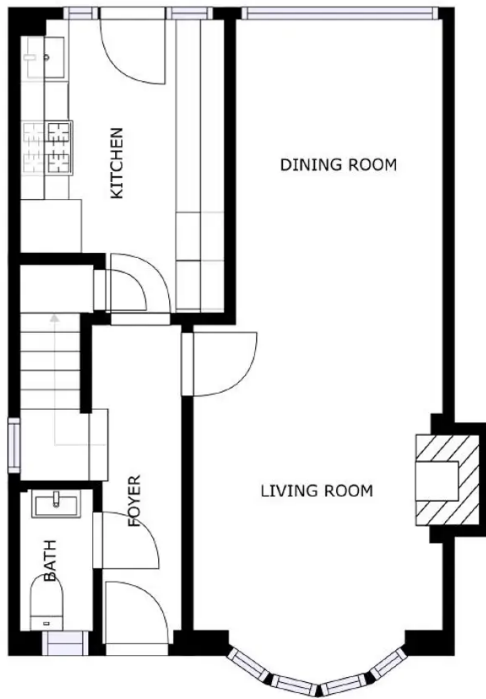
47 Shamrock Avenue

Whitstable, Whitstable

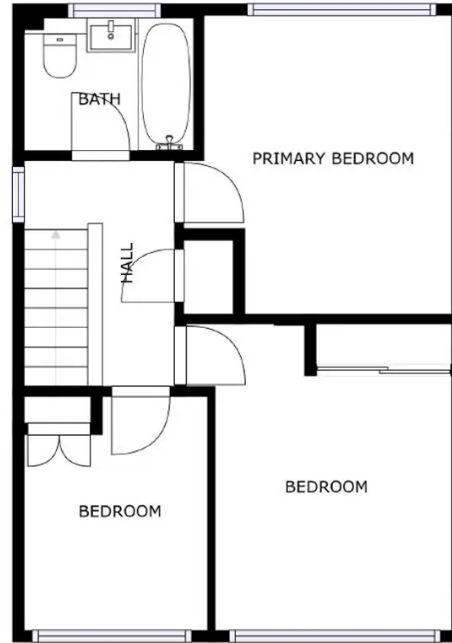
This home is perfect for family living. Boasting beautiful front and rear gardens. The home consists of an entrance hallway, WC, large open plan lounge diner, fitted kitchen with built in fridge and freezer separate dishwasher and oven. There are three good size bedrooms, the master bedroom has beautiful sea views as well as the third bedroom and the back bedroom, and a family bathroom upstairs. Externally the property also benefits from a driveway to the side for three car, leading to the garage which has electricity and outdoor flood lights. The rear garden offers a beautiful rear garden laid to lawn and decking with a patio area facing south all day long. The property has also had a new boiler fitted in the last 18 months and is serviced yearly, and has been lovingly decorated throughout giving the new owners a turn key home. Further benefits to the property include being within walking distance from the catchment area for Canterbury Grammar Schools and set within walking distance of local primary schools and the beach. This property is also close to the Rose and Bloom pub, local stores and a post office.

- Decorated Lovely Throughout
- Sea Views
- Three Bedroom Semi Detached Home
- Sort After Location
- Rear Garden With Patio And Decked Area
- Front Garden
- Garage And Off Street Parking





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 451 sq. ft, FLOOR 2: 436 sq. ft
TOTAL: 887 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Front Garden

Entrance

Kitchen

Dimensions: 2.51m x 3.71m (8'3 x 12'2).

w/c

Lounge / Diner

Dimensions: 7.65m x 3.10m (25'1 x 10'2).

First Floor

Bedroom One

Dimensions: 3.81m x 2.95m (12'6 x 9'8).

Bedroom Two

Dimensions: 3.71m x 3.10m (12'2 x 10'2).

Bathroom Three

Dimensions: 2.11m x 1.63m (6'11 x 5'4).

Bathroom

Dimensions: 2.36m x 2.39m (7'9 x 7'10).

Rear Garden

Garage

Dimensions: 4.88m x 2.54m (16'0 x 8'4).

Off Street Parking





Miles & Barr

87 High Street, Whitstable - CT5 1AY

01227 277 254

whitstable@milesandbarr.co.uk

www.milesandbarr.co.uk/

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