



31 Livingstone Road, Broadstairs
£269,950



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Broadstairs, Broadstairs

TWO BEDROOM TERRACE PROPERTY IN THE HEART OF ST PETERS!!!

Miles & Barr are delighted to bring to the market this well presented two bedroom, mid terrace, slight set back from the road home in the heart of St Peter's Village.

Upon entry you have an inviting hallway. You then have leading from this a large living/dining room which to the front of the house has a wonderful bay window and working feature fireplace. From the dining room is then the fitted kitchen with floor and wall units along with space and with plumbing for white goods. Upstairs to a first floor landing there is a double and large single bedroom along with a family bathroom.

Externally there is also a courtyard garden with patio with borders that surround with flowing mature shrubs. The property is nestled in Livingstone road and is a short walk to a plethora of amenities including but not limited to, butchers, supermarket, doctors surgery and church. This home also falls within the catchment area of several highly regarded infant, primary and grammar schools such as Callis Grange, Upton and Dane Court.

- Short Walk To St Peter's Village
- Two Bedrooms
- Well Kept Throughout
- Popular Location
- Catchment Area For Brilliant Local Schools





Entrance

Leading to

Lounge / Diner

9' 4" x 22' 9" (2.85m x 6.94m)

Kitchen

7' 5" x 8' 10" (2.25m x 2.69m)

First Floor

Leading to

Bathroom

7' 6" x 8' 2" (2.28m x 2.50m)

Bedroom

6' 11" x 9' 11" (2.11m x 3.02m)

Bedroom

11' 1" x 12' 10" (3.39m x 3.92m)





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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