



9 Gloucester Avenue, Broadstairs  
£400,000



# 9 Gloucester Avenue

Broadstairs, Broadstairs

RARELY AVAILABLE TWO BEDROOM SEMI DETACHED BUNGALOW IN QUIET LOCATION WITH SUNNY GARDEN!! Miles and Barr are delighted to bring to market this well presented, two bedroom semi detached bungalow. Located on Gloucester Avenue, this property is ideal for buyers who are looking to be in a quiet residential location whilst remaining close to local schools, amenities and transport links. Internally the property comprises an entrance hall leading to a lounge towards the front of the property featuring a bay window, two well proportioned bedrooms, kitchen leading into large conservatory which covers the width of the bungalow with doors leading out into the rear garden. The property also features a family bathroom. Externally the property boasts a mature front garden with off street parking and a beautiful sunny aspect rear garden with garage. In our opinion this property is ideal for purchasers who are looking to be within easy reach of amenities and transport links. It's not to be missed!

Council Tax band: C

Tenure: Freehold

- Two Bedrooms
- Semi Detached Bungalow
- Garage
- Off Street Parking
- Conservatory







### Lounge

Dimensions: 3.35m x 4.27m (11'97 x 14'0).

### Kitchen

Dimensions: 3.05m x 4.22m (10'71 x 13'10).

### Bathroom

### Consevatory

Dimensions: 2.74m x 6.40m (9'61 x 21'66).

### Bedroom Two

Dimensions: 3.05m x 2.74m (10'88 x 9'98).

### Bedroom One

Dimensions: 3.35m x 3.05m (11'91 x 10'93).

### External

### Rear Garden







## 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)