



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



EDWARD DRIVE  
BIRCHINGTON  
KENT  
CT7 9BY

Price: £350,000

2 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC E

Tenure FREEHOLD  
Council Tax C



[birchington@oakwoodhomes.biz](mailto:birchington@oakwoodhomes.biz)



01843 842233



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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### The Property

Chain free and ready to move in, what a fantastic combination! A wonderfully refurbished two bedroom detached bungalow on a good sized plot awaits in popular Edward Drive Birchington. It's rare to find a bungalow where all the hard work has been done for you, and is in our opinion also reasonably priced. The bungalow comprises two bedrooms, a lounge to the rear with conservatory, which could be used as a dining room, modern fully fitted kitchen with utility off, and a modern bathroom with separate toilet. The lawned garden offers plenty of space to enjoy, and there is a driveway to the front. This absolutely has to be viewed. Call Oakwood homes to book your viewing!

### Location

The village of Birchington is located on the North Kent coast and comprises of four main bays from Minnis Bay in the west through to Epple Bay at the eastern most end. Whilst it is classified as a village in reality, in terms of amenities, Birchington is much more a town. A vibrant bustling high street comprising small independent retailers alongside high street supermarkets, a library, restaurants and pubs means that everything is available on hand. A mainline railway station provides train services to London in approximately 90 minutes whilst the cathedral city of Canterbury is just 10 miles to the West and the main A299 trunk road is only 2 miles distant. The Isle of Thanet has long been a holiday destination and as such there are a wide variety of recreational facilities; whether your interest is water sports, golf, walking or historic places of interest, they all lie within easy reach.

### Accommodation

Entrance Hall	
Bedroom	11'9" (3.58m) x 11'5" (3.48m)
Bedroom 2	11'9" (3.58m) x 9'11" (3.02m)
Lounge	12'11" (3.94m) x 11'9" (3.58m)
Conservatory	12'9" (3.89m) x 9'8" (2.95m)
Kitchen	11'5" (3.48m) x 8' (2.44m)
Utility Room	9' (2.74m) x 5' (1.52m)
Bathroom	5'6" (1.68m) x 5'6" (1.68m)
W.C	
OUTSIDE	
Gardens front and back	
Driveway	



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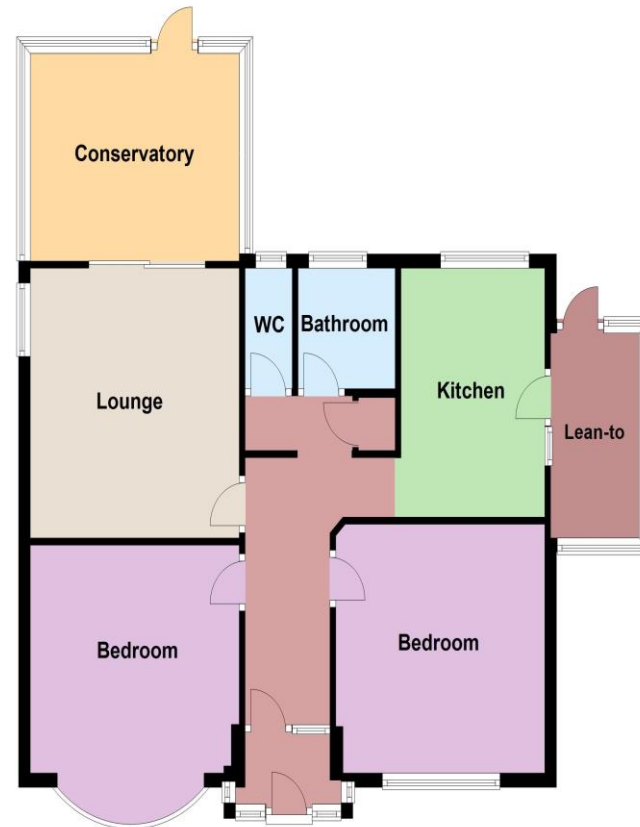
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### Ground Floor



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### Key Features

- Chain free
- Two double bedrooms
- Driveway
- Lovely garden
- Fully fitted modern kitchen
- Modern bathroom
- Conservatory can be used as a dining room
- Utility off kitchen
- A walk away from Birchington village
- Bus stops a walk away

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0022821/20231128/AWDP



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