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Property brochure



QUEEN BERTHAS AVENUE
BIRCHINGTON
KENT
CT7 9BH

Price: Guide Price £295,000

2 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC C

Tenure FREEHOLD
Council Tax C



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The Property

A rare opportunity to buy a two bedroom semi-detached bungalow with garage and driveway in Birchington, which is all ready to move straight in! The property offers fantastic space internally, with a lounge opening to an extended dining area, flowing nicely to a fully fitted modern kitchen. There are two double bedrooms, and a shower room. Externally to the front is a driveway leading to a garage, plus a front garden laid to lawn. The rear sunny garden is private and low maintenance, reflecting the overall condition of the home. This really is a bungalow to add to your viewing list. Call Oakwood homes to arrange a 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 to hallway

Lounge

16' (4.88m) x 11' (3.35m)

Kitchen/Diner

16'4" (4.98m) x 13' (3.96m) narrowing to 9'6" (2.90m)

Bedroom 1

10'4" (3.15m) x 12'6" (3.81m)

Bedroom 2

11'4" (3.45m) x 9'6" (2.90m)

Shower room

7'7" (2.31m) x 5'4" (1.63m)

OUTSIDE

Front - driveway leading to garage en-block

Rear - Low maintenance garden with shed



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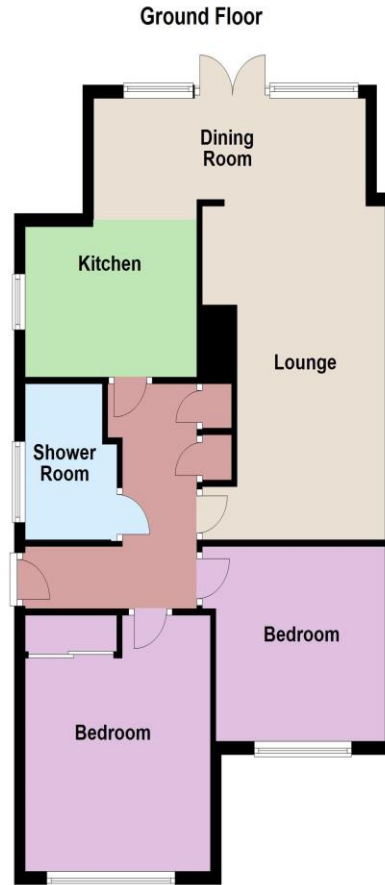
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Key Features

- 2 bedroom semi-detached bungalow
- Great decorative order
- Garage and off road parking
- Lovely bright lounge
- Kitchen/diner
- Low maintenance rear garden

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0022112/20230811/AWDP



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