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Property brochure



ANNE CLOSE
BIRCHINGTON
KENT
CT7 9BZ

Price: £375,000

4 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD
Council Tax C



birchington@oakwoodhomes.biz



01843 842233



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The Property

A fantastic chain free chalet bungalow which is ready to move in, with four bedrooms, and driveway. What's not to love?! Annes Close is a beautifully presented property in a popular location in Birchington village. An entrance porch leads to the ground floor comprising two bedrooms, shower suite, fully equipped new kitchen, a bright lounge with open fire place and patio doors opening to the pretty rear garden. The first floor has two bedrooms, both excellent sizes. Outside is a driveway, with further parking opportunity beyond the fence partition if opened up, leading to a workshop which could be a garage with replacement doors. The rear garden is low maintenance and laid mainly to lawn. A walk or bus ride way from the village, this is a must view. Free yourself of DIY with your next move and 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

GROUND FLOOR

Entrance Porch

Lounge

14'10" (4.52m) x 11'10" (3.61m)

Kitchen

11'11" (3.63m) x 9'6" (2.90m)

Bedroom 2

14'4" (4.37m) x 11' (3.35m)

Bedroom 4

9' (2.74m) 8'5" (2.57m)

Shower suite

Separate W.C

FIRST FLOOR

Bedroom 1

14'5" (4.39m) x 13' (3.96m)

Bedroom 3

14'7" (4.45m) x 8' (2.44m)

OUTSIDE

Front - low maintenance garden

Driveway, plus scope to increase beyond fence line. Lovely rear garden laid to lawn with a workshop/previous garage.



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Key Features

- Chain free
- 4 Bed semi-detached chalet bungalow
- Driveway for parking
- Ready to move in
- Great location
- Birchington village nearby
- Pretty rear garden
- Bus stops nearby

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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. BIR0022815/2023 | I28/AWDP



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