



Oakwood homes[®]
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Property brochure



KENT GARDENS
BIRCHINGTON
KENT
CT7 9RS

Price: £430,000

.....
3 Bedrooms

.....
2 Receptions

.....
1 Bathroom

.....
1 Garage

.....
EPC C

.....
Tenure FREEHOLD
Council Tax D



birchington@oakwoodhomes.biz



01843 842233



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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



The Property

Oakwood homes are delighted to offer to the market a detached 3 bedroom bungalow with a garage in the ever popular "Gardens" area of Birchington village. The property has been lovingly updated and is ready to move in to. Offering 3 double bedrooms, a lounge, kitchen, conservatory and utility, there is plenty of room at your disposal. There is a detached garage and driveway to the front, and a good sized private garden to the rear, making this an excellent plot. The location is a short walk into the village, ideal for those on foot. Viewing is highly recommended to appreciate everything the property has to offer. Call Oakwood homes today 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

Bedroom 1	13'6" (4.11m) x 12' (3.66m)
Bedroom 2	11'10" (3.61m) x 8'6" (2.59m)
Bedroom 3	11'10" (3.61m) x 9'10" (3.00m)
Lounge	15' (4.57m) x 12'6" (3.81m)
Kitchen	10'6" (3.20m) x 10'6" (3.20m)
Conservatory	14'4" (4.37m) x 10'4" (3.15m)
Utility	8'4" (2.54m) x 6'4" (1.93m)
Bathroom	5'5" (1.65m) x 6' (1.83m)

Separate W.C

Outside

Driveway to front leading to the garage. Rear garden laid to lawn with mature shrubs and borders.



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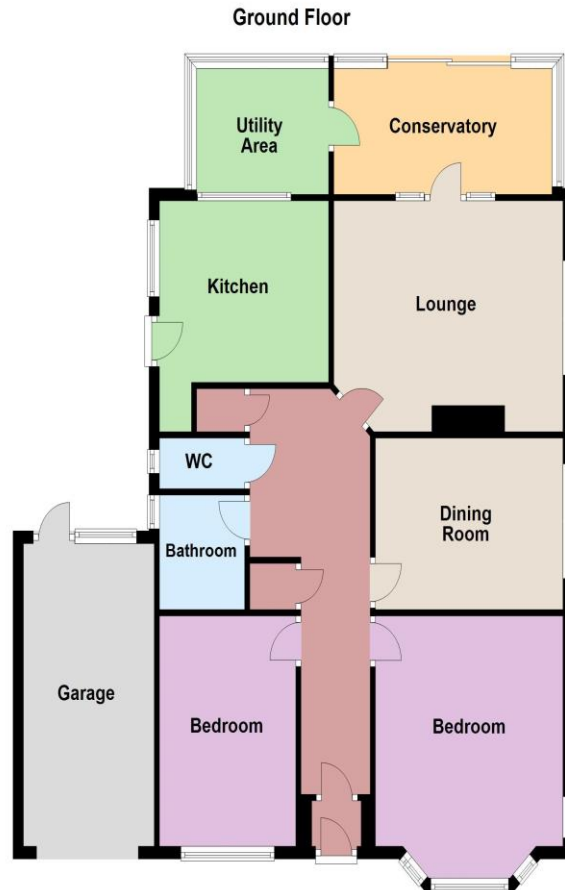
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Property brochure

Key Features

- 3 double bedrooms
- Modern, recently installed kitchen
- Conservatory
- Utility
- Great sized garden
- Garage
- Close to Birchington village

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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. BIR0021348/20230726/AWDP



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