



Oakwood homes[®]
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Property brochure



ANNE CLOSE
BIRCHINGTON
KENT
CT7 9BZ

Price: £325,000

2 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD
Council Tax C



birchington@oakwoodhomes.biz



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The Property

A chain free, well loved and cared for two bedroom semi-detached bungalow with driveway, carport and potential for a garage. The property comprises lounge and conservatory looking over the garden, fully fitted kitchen, two bedrooms and a bathroom. The garden is paved and low maintenance with plenty of space to get creative with pots, flower beds or vegetable plots. Set in the popular cul-de-sac location on the outskirts of Birchington village, this is definitely worth viewing. Call Oakwood homes today.

Location

The village of Birchington is located on the North Kent coast and comprises 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 Porch

Lounge	14'7" (4.45m) x 11'9" (3.58m)
Kitchen	11'9" (3.58m) x 9' (2.74m)
Conservatory	15'6" (4.72m) x 8' (2.44m)
Bedroom 1	11' (3.35m) x 13'4" (4.06m)
Bedroom 2	11'6" (3.51m) x 9' (2.74m)
Bathroom	8'4" (2.54m) x 6'4" (1.93m)

OUTSIDE

Front - driveway leading to a car port

Rear - Workshop - (former garage which could be converted back to a garage) - with power & light

Courtyard garden - low maintenance



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Key Features

- Chain free
- Ready to move in
- Conservatory
- Low maintenance garden
- Car port
- Driveway
- Workshop

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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. BIR0022924/20240205/AWDP



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