



Oakwood homes[®]
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Property brochure



LLOYD ROAD
BROADSTAIRS
KENT
CT10 1HZ

Price: £560,000

4 Bedrooms

2 Receptions

1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD
Council Tax C



Broadstairs@oakwoodhomes.biz



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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



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The Property

Situated in the very heart of Broadstairs this lovely spacious period semi is a must see property! Having been much improved by the current owners including such things as replacement double glazed sash windows to the front, new boiler and lovely landscaped rear gardens with twin porcelain tiled patios. The property offers 4 bedrooms, 2 reception rooms plus a large family sized kitchen/diner and has the benefit of off street parking for 2 cars. Call now to avoid disappointment!

Location

The Jewel in Thanet's crown, Broadstairs is nestled on the eastern most tip of Thanet. Recognised as one of the UK's most desirable coastal towns it combines elegant charm and bustling energy in equal measure. A thriving and diverse town centre, sandy beaches, strong schools and an artisan feel makes this an ideal place to reside. Serviced by a mainline railway connection to London (approximate travel time 80 minutes) and main road connections to Canterbury and beyond this elegant seaside resort is well suited to the commuter as well.

Accommodation

GROUND FLOOR

Entrance hall:	16'05" (5.00m) x 7'05" (2.26m)
Guest W.C:	3'06" (1.07m) x 2'06" (0.76m)
Lounge:	14'10" (4.52m) x 14'02" (4.32m)
Dining room:	13'02" (4.01m) x 12'00" (3.66m)
Kitchen diner:	20'09" (6.32m) x 9'06" (2.90m)

FIRST FLOOR

Bedroom:	15'01" (4.60m) x 14'01" (4.29m)
Bedroom:	13'05" (4.09m) x 12'00" (3.66m)
Bedroom:	11'03" (3.43m) x 9'09" (2.97m)
Bedroom:	8'09" (2.67m) x 7'08" (2.34m)
Bathroom:	8'08" (2.64m) x 6'06" (1.98m)

OUTSIDE

Front garden provides block paved off street parking for 2 vehicles. The rear garden has been landscaped and has a large porcelain tiled patio area with an additional matching area as a suntrap at the rear of the garden. Twin lawns and raised mature planted beds.

Broadband is available via fibre to the cabinet



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Ground Floor



First Floor



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Key Features

- Spacious period semi
- Large kitchen/breakfast room
- 2 Reception rooms
- 4 Bedrooms
- Town centre location
- Much improved by current owners
- Off street parking
- Lovely landscaped gardens

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. BRO0023131/20240229/SEDP



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