



Thomas  
jackson  
ESTATE AGENTS



**109 Botany Road**

Broadstairs, CT10 3SB

- Detached Bungalow
- Three Double Bedrooms
- Close To Clifftops
- Conservatory

**£450,000**

EPC Rating '64'





## Property Description

### THE PROPERTY

A delightful, spacious, detached bungalow set close to the cliff tops of Botany bay as well as close proximity to shops and other facilities. There are also good links for transport as well as good access to the neighbouring Thanet towns. The property is found in tasteful decoration and comprises entrance porch, a spacious hallway, sitting room with access to the conservatory, three double bedrooms, a well planned fitted kitchen plus the bathroom with separate WC. Externally a large paved patio leads onto a lawn with mature planted borders. The front garden is laid to lawn and provides parking and access to the garage. The property boasts gas central heating as well as double glazing.

### ENTRANCE PORCH

Double glazed entrance door, panel glazed door to:-

### ENTRANCE HALLWAY

0' 0" x 0' 0" (0m x 0m) 18' in length, access to loft, storage cupboard, radiator, telephone point, doors to:-



### **SITTING ROOM**

15' 11" x 11' 11" (4.85m x 3.63m) Double glazed sliding patio doors open to the conservatory, double glazed window to the side, double radiator, TV point, two wall light points, inset gas fire.

### **CONSERVATORY**

10' 07" x 8' 09" (3.23m x 2.67m) Polycarbonate Victorian style roof, double glazed panels, double glazed French doors to the garden, radiator, tiled flooring.

### **KITCHEN**

12' 05" x 10' 0" (3.78m x 3.05m) Measurements include a comprehensive range of fitted base units, double larder units, space for washing machine, space for electric cooker, integrated fridge and freezer, worksurface over inset with a stainless steel sink unit and mixer tap, tiled splash backs, co ordination range of fitted wall units with a gas boiler (2.5 years old) two double glazed windows, double glazed door to garden, ceramic tiled flooring, ceiling inset with down lighters.



### **BEDROOM ONE**

14' 06" x 11' 10" (4.42m x 3.61m) Measurement into bay, double glazed windows, radiator.

### **BEDROOM TWO**

11' 11" x 8' 08" (3.63m x 2.64m) Double glazed window, radiator.

### **BEDROOM THREE**

10' 11" x 9' 03" (3.33m x 2.82m) Double glazed window, radiator.



### **BATHROOM**

Suite comprising of panel bath with an electric shower over, pedestal wash basin, tiled splash backs, double glazed window, extractor fan radiator, tiled flooring.

### **WC**

Low level WC, double glazed window, tiled flooring.



### **REAR GARDEN**

The rear garden is accessed via the kitchen and also the conservatory. There is a large paved patio area with a separate drying are which has access to the rear of the garage, steps lead onto a large lawn with mature planted borders, set within fenced perimeters.

### **FRONT GARDEN**

Laid to lawn with planted borders, driveway parking space and access to the garage.

### **GARAGE**



Up and over door.

### **MEASUREMENTS**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore may be subject to a small margin of error. The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order



### **COUNCIL TAX**

Local Authority Thanet District Council  
Council Tax Band D Council Tax Cost (£PA)  
£2,302.68



### **ANTI MONEY LAUNDERING**

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors





# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

