

150 The Broadway, Thorpe Bay

In Excess of £295,000 Leasehold



Delightful 2-bed flat on The Broadway with offstreet parking. Modern kitchen and shower room, no onward chain. Ideal for first-time buyers or investors seeking a hassle-free move into a sought-after location. Stylish and comfortable living space not to be missed! Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- First floor flat
- Two double bedrooms
- Spacious lounge
- Newly fitted kitchen
- Modern three piece shower room
- Off street parking to rear
- Broadway position
- No onward chain
- Good lease

#### Entrance

Own entrance door, stairs to first floor with newly fitted carpet, small cupboard above and glass door with stairs down to the rear giving access to the off street parking.

#### **Entrance Hall**

## 11' 3" x 8' 7" (3.43m x 2.62m)

Newly carpeted, one radiator, textured ceiling, open plan to:

## Kitchen

### 10' 4" x 6' 8" (3.15m x 2.03m)

Double glazed window to rear, newly fitted kitchen with a range of base and eye level units with concealed lighting, built in 4 ring gas hob with extractor fan above and oven below, enamel sink unit with mixer taps inset to worktop, plumbing for washing machine and slimline dishwasher, further recces for a kitchen appliance.

#### Lounge

16' 8" x 11' 8" (5.08m x 3.56m) Double glazed window to front, one radiator, coving to textured ceiling, wall lights.

#### Bedroom 1

### 13' 6" x 8' 8" (4.11m x 2.64m)

Increasing to 11'9 into recess. Double glazed window to front, radiator, coving to textured ceiling, thermostat control switch.

#### **Bedroom 2**

17' 2" x 10' 8" (5.23m x 3.25m) Double glazed window to rear, radiator, new carpets, coving to textured ceiling.

### Shower Room

Obscure double glazed window to rear, security light when you walk in, tiled floor and walls, shower cubicle with rainfall shower over, low flush WC, vanity wash hand basin, heated towel rail, smooth plastered ceiling with down lighters.









# OFF STREET

# 1 Parking Space

Access via the rear to a hardstanding area for off street parking for one car.



Dedman Gray

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