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Property brochure



ST MILDREDS AVENUE
BIRCHINGTON
KENT
CT7 9LD

Price: £389,950

3 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC D

Tenure FREEHOLD
Council Tax C



birchington@oakwoodhomes.biz



01843 842233



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The Property

A fabulous three bed semi-detached house on a large corner plot in sought after Minnis Bay. The property comprises a lounge, kitchen/diner in excess of 20' (6.10m), and conservatory looking over the garden to the ground floor. Upstairs, there are three bedrooms, all good sizes, plus a family bathroom. The garden to the front is laid to lawn with borders and flowers, and there is a private driveway leading to a detached garage. The rear garden is beautifully landscaped, laid to lawn plus seating area - an absolute gardener's delight! The size of the plot offers potential to extend to the side, or convert the garage to a separate dwelling, subject to planning consents. Minnis Bay is down the road offering golden sands, a children's park, beautiful restaurants and bars, plus a row of shops. If you are looking for a life beside the sea, this has to be on your viewing list. Call Oakwood homes today to book an appointment or find out more.

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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

GROUND FLOOR

Entrance Hall	
Lounge	13'3" (4.04m) x 10'3" (3.12m)
Kitchen/diner	20'6" (6.25m) x 11' (3.35m)
Conservatory	9'4" (2.84m) x 9'4" (2.84m)

FIRST FLOOR

Bedroom 1	14' (4.27m) x 10'3" (3.12m)
Bedroom 2	10'4" (3.15m) x 10' (3.05m)
Bedroom 3	10' (3.05m) x 7'5" (2.26m)
Bathroom	7' (2.13m) x 5'3" (1.60m)

OUTSIDE

Lawned front garden with beds and borders. Driveway leading to detached garage 17'5" (5.31m) x 8'3" (2.51m). Lovely landscaped garden to the rear with lawn and seating areas, plus timber sheds

Material Information

Broadband is available at the property

The vendor has informed us there is the possibility of there being asbestos in the garage roof.



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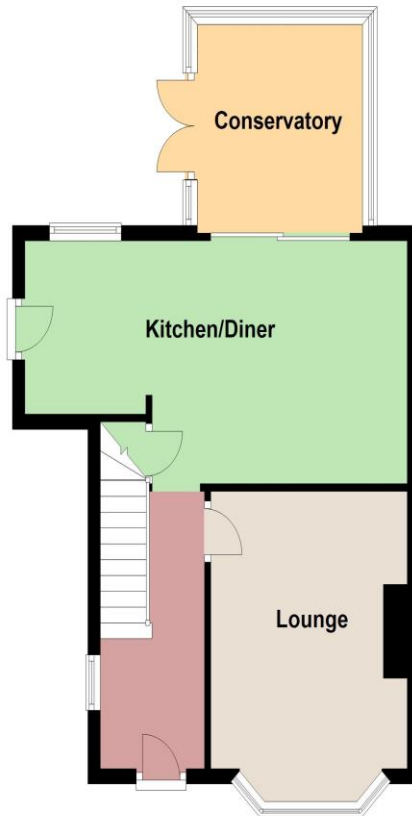
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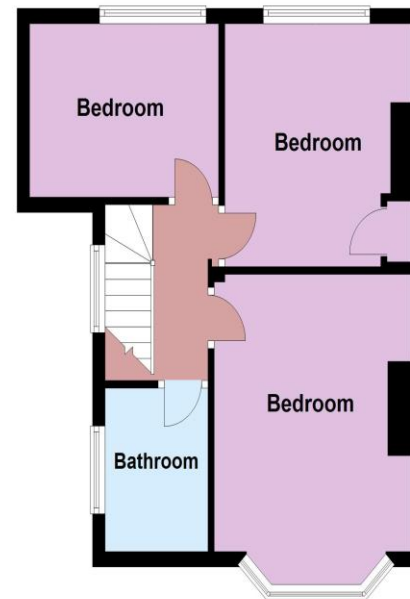


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Ground Floor



First Floor



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Key Features

- 3 bedroom semi-detached on a large plot
- Detached garage & driveway
- Potential of extending subject to usual consents
- Beautiful gardens front and back
- Large kitchen/diner in excess of 20' (6.10m)
- Close to the golden sand of Minnis Bay beach

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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. BIR0023637/20240612/AWDP



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