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## Property brochure



KING EDWARD ROAD  
BIRCHINGTON  
KENT  
CT7 0EQ

Price: £360,000

.....  
2 Bedrooms

.....  
1 Reception

.....  
1 Bathroom

.....  
1 Garage

.....  
EPC D

.....  
Tenure FREEHOLD  
Council Tax C



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01843 842233



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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## The Property

A well presented two-bedroom bungalow in sought after Birchington location! This charming semi-detached bungalow, located on the highly desirable King Edward Road, is ideally positioned within easy reach of local shops, amenities, and public transport links. Deceptively spacious, the bungalow boasts a 22' (6.71m) lounge/dining area, a large master bedroom complemented by a generously sized second bedroom, and a modern shower room. Adjacent to the dining area is a well-appointed kitchen. The rear of the property offers additional reception space in the conservatory. Externally, the manageable garden includes a sunny paved area, lawn, and decking, perfect for enjoying the outdoors. The property also benefits from access to a shared driveway and a private garage. An in person viewing is highly recommended to appreciate the excellent decorative order throughout. Contact Oakwood homes today to arrange your viewing and discover everything this bungalow has to offer!

## 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

Hallway

Lounge/dining room: 2      2'5" (6.83m) x 12'6" (3.81m)

Conservatory

Kitchen:      11'9" (3.58m) x 8'7" (2.62m)

Utility:      16'11" (5.16m) x 2'8" (0.81m)

Bedroom 1:      12'1" (3.68m) x 14' (4.27m)

Bedroom 2:      5' (1.52m) x 11'4" (3.45m)

Shower room:      5'4" (1.63m) x 5'6" (1.68m)

Separate W.C

OUTSIDE

Front garden laid to lawn, shared driveway leading to a garage. Rear garden is laid to lawn with paved and decking areas.

Broadband is delivered via fibre to the premises

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## Property brochure

### Key Features

- 2 Bedroom semi detached bungalow
- Popular location
- Close to shops, amenities and public transport links
- No work needed
- Move in ready
- Garage
- Utility
- Lounge-dining space in excess of 22' (6.71m)
- Sunny rear garden

### 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. BIR0023922/20240829/JLDP



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