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## Property brochure



ST MILDREDS AVENUE  
BROADSTAIRS  
KENT  
CT10 2BX

Price: £350,000

3 Bedrooms

2 Receptions

1 Bathroom

EP DC

Tenure FREEHOLD  
Council Tax C



Broadstairs@oakwoodhomes.biz



01843 809000



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### The Property

Sought after family home set in the heart of Broadstairs and a stone's throw from St Mildred's Primary school, this exciting opportunity is located in a fantastic catchment area. Internally offering two reception rooms, kitchen and conservatory. To the first floor are three bedrooms and fitted bathroom. In need of a little TLC this home offers potential for off street parking and has a mainly laid to lawn garden which is private and offers a sunny aspect. Broadstairs High Street with its array of energetic bars and exquisite restaurants, the well renowned Viking Bay, and Broadstairs train station are all close by, making it ideal for commuting offering high speed trains to London. Offered with vacant possession.

### Location

Within walking distance to a selection of esteemed primary schools, as well as the convenient proximity to the train station, town centre, and beautiful beachfront, this property promises a lifestyle of ease and convenience for your family.

### Accommodation

#### GROUND FLOOR

Hallway	
Lounge	12' (3.66m) x 11' (3.35m)
Dining area	12'5" (3.78m) x 11' (3.35m)
Conservatory	10' (3.05m) x 9'5" (2.87m)
Kitchen	11'9" (3.58m) x 6'5" (1.96m)

#### FIRST FLOOR

Landing	
Bedroom 1	12' (3.66m) x 11' (3.35m)
Bedroom 2	10' (3.05m) x 10' (3.05m)
Bedroom 3	7' (2.13m) x 5'5" (1.65m)

#### OUTSIDE

- Rear garden
- Front garden
- Potential for off street parking
- Broadband is delivered via fibre to then cabinet



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### Key Features

- Three bedrooms
- Lounge
- Dining room
- Conservatory
- Kitchen
- In need of TLC
- Rear garden
- No chain
- Family home

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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. BRO0024156/20241126/RLDP



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