

Property brochure



CANTERBURY ROAD BIRCHINGTON KENT CT7 9UB

Price: Offers Over: £350,000

3 Bedrooms

2 Reception

2 Bathrooms

EPC [

Tenure FREEHOLD
Council Tax B



















The Property

Spacious 3-Bedroom Semi-Detached Home Backing Onto Open Fields. This charming period semi-detached home is ideally located, offering easy access to Birchington village, excellent road links out of Thanet, and convenient public transport options. Inside, the property features a cozy lounge, a dining room with a warming log burner that flows into a large, well-appointed kitchen with downstairs W.C. The sense of space continues upstairs, with three generously sized bedrooms, including a master with an en-suite, plus a separate family bathroom. Outside, the garden is perfect for socializing, boasting a patio and decking area with picturesque views over open fields .There is also ample off road parking and side access.

Location

The village of Birchington is located on the North Kent coast and comprises of 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

Internal

 Lounge
 13'7" (4.14m) x 11'5" (3.48m)

 Dining Room
 15'8" (4.78m) x 11'4" (3.45m)

 Kitchen
 13'9" (4.19m) x 10'1" (3.07m)

 Bedroom
 14'7" (4.45m) x 11' (3.35m)

 En-suite
 6' (1.83m) x 3'9" (1.14m)

 Bedroom
 11'6' (3.51m) x 8'9" (2.67m)

 Bedroom
 7'3" (2.21m) x 9'6" (2.90m)

External Rear Garden

Ample Off Road Parking Side Access To The Garden

Broadband is delivered by fibre to the house

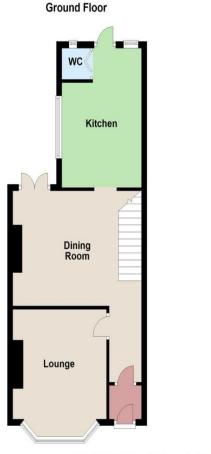


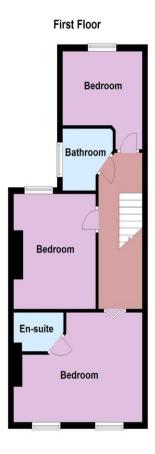




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Kev Features

- Views Of Open Fields
- Off Road Parking
- Spacious Home
- Log Burner
- Two Reception Rooms
- En-suite Shower

 Room
- Downstairs W.C.
- Convenient Location

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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. BIR0024008/241115JLCW



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