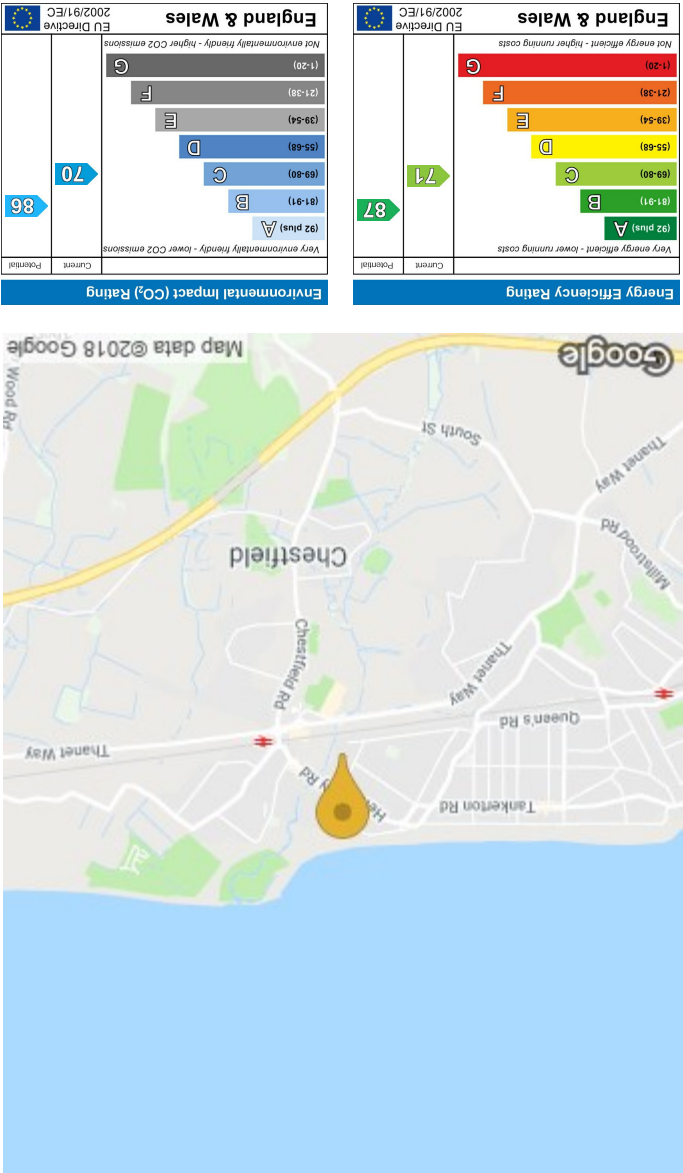


Disclaimer: Fixtures and Fittings - Items mentioned within the property particulars are included in the marketing price. Viewing - Strictly by appointment through the agents Mark Estate Agents. Agents Notes - These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. All purchasers should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Neither Mark Smith Estate Agents, nor their employees, have tested any apparatus, services, heating or plumbing equipment, fixtures or fittings, and no-one within the company has the authority to imply or give any such warranty in respect of the property and it is the buyers interests to check the working condition of any appliances. All dimensions and measurements indicated are approximate and supplied for guidance only.

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All measurements are approximate and for display purposes only



37 Burnan Road
Tankerton, WHITSTABLE, CT5 2QB



Working for you and with you

37 Burnan Road
Tankerton, WHITSTABLE, CT5 2QB

NO ONWARD CHAIN - This refurbished and smartly presented bungalow is situated in desirable Tankerton with the picturesque seafront and local amenities just minutes away. Immaculate throughout this home comprises 2 double bedrooms, lounge/diner, stylish kitchen with views over the garden and contemporary white bathroom. The neat rear garden is predominantly laid to lawn with a newly paved patio area and offers ample scope for the creative gardener. Local shopping facilities are available in both Tankerton (0.8 miles) and Swalecliffe (0.4 miles) together with Chestfield & Swalecliffe Railway Station and frequent bus services to local towns in Herne Bay Road approximately 350 yards. Whitstable, a charming and unique coastal town with its varied and interesting array of individual retailers, restaurants and colourful arts culture, is less than 2 miles. There is also easy access to the A2/M2 and subsequent motorway network.

£339,950



Enclosed Porch

Upvc double glazed door to porch. Parquet flooring. Glazed door to entrance hall.

Entrance Hall

Feature radiator. Cupboard housing electric meter. Loft access. Laminate flooring.

Lounge/Diner

16'11 x 11'6 (5.16m x 3.51m)
Upvc double glazed window to front. Feature radiator. Three wall light points. Power points. TV point. Laminate flooring.

Kitchen/Breakfast Room

10'8 x 9'2 (3.25m x 2.79m)
Upvc double glazed window overlooking the rear garden and Upvc double glazed window and door to side. Matching wall, base and drawer units with ample work surfaces and breakfast bar. Inset 1.5 Ceramic sink unit. Integrated fridge/freezer. Built-in electric oven and gas hob with stainless steel cooker hood above. Full height cupboard housing Vaillant gas boiler and providing extra storage. Plumbing for washing machine. Partially tiled walls. Downlighters. Laminate flooring.

Bedroom 1

12'11 x 11'6 (3.94m x 3.51m)
Upvc double glazed window overlooking the rear garden. Feature radiator. Built-in triple wardrobe with sliding doors. TV point. Laminate flooring.

Bedroom 2

9'2 x 9'10 (2.79m x 3.00m)
Upvc duple glazed window to front. Feature radiator. Power points. Laminate flooring.

Bathroom

6'5 x 5'5 (1.96m x 1.65m)
Upvc double glazed frosted window to side. Suite in white comprising bath with mixer tap and handheld shower attachment with screen to side, wash hand basin set into vanity unit with drawers under and close coupled WC. Tiled walls and tiled floor. Extractor fan. Downlighters.

Rear Garden

67' x 30' (20.42m x 9.14m)
Predominantly laid to lawn with flower and shrub border. Newly laid paved patio. Timber shed. Outside tap. Pedestrian side gate. Enclosed with fencing.

Front Garden

Laid to lawn with concrete driveway providing off road parking.

