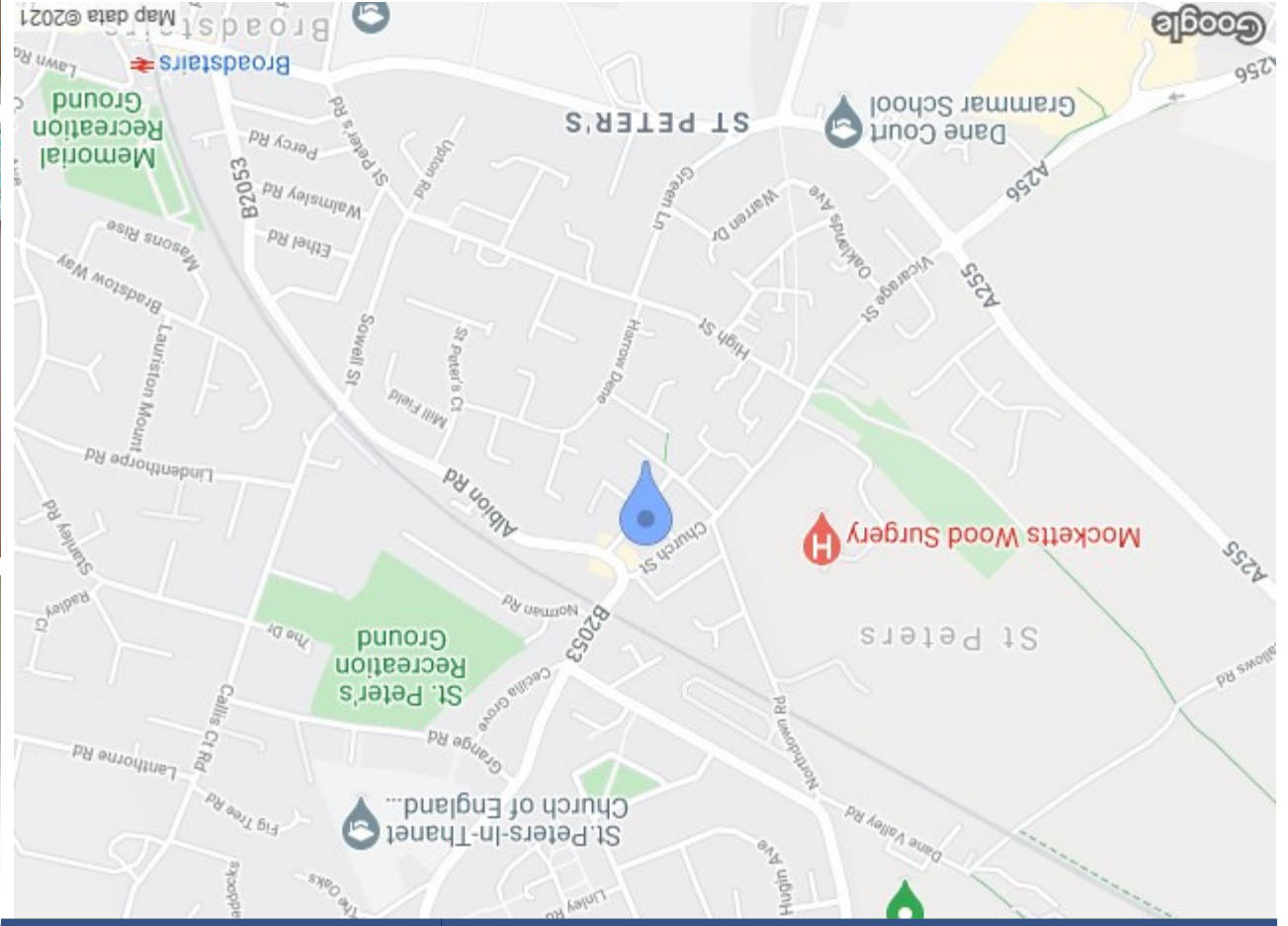


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency - lower running costs	C (55-68)
Decent energy efficiency - higher running costs	D (45-54)
Low energy efficient - higher running costs	E (39-44)
Low energy efficient - higher running costs	F (21-38)
Low energy efficient - higher running costs	G (1-20)
Current	62
Possible	88



36 VICTORIA ROAD
BROADSTAIRS

miles & barr
YOUR PROPERTY AGENT

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t. 01843 888 444 e. broadstairs@milesandbarr.co.uk

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36 VICTORIA ROAD
BROADSTAIRS

£270,000

- Three Bedroom Mid Terraced House
- Central St Peters Location
- Sizable Rooms
- Large Garden
- Perfect First Time Buy/Investment
- Quiet Area
- School Catchment Area
- Spacious
- Close To Local Amenities

LOCATION

The sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre.

Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs.

Broadstairs benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.

ABOUT

SPACIOUS THREE BEDROOM MID TERRACE HOME IN CENTRAL ST PETERS VILLAGE LOCATION WITH NO ONWARD CHAIN!

Miles and Barr are delighted to present to the market this truly wonderful three bedroom home, perfect for any first time buyer or investor!

Accommodation comprising of entrance porch, lounge, dining room, kitchen and bathroom on the ground floor. On the first floor there are three good size bedrooms!

Externally this wonderful home has the added benefit of offering a large rear garden!

Properties like this one rarely come to the market so to avoid disappointment, please call Miles and Barr on 01843 888444 to arrange an internal viewing. NO CHAIN!

DESCRIPTION

Entrance Porch

Lounge 13'0" x 12'4" (3.97 x 3.77)

Dining Room 11'7" x 10'3" (3.55 x 3.14)

Kitchen 10'9" x 6'2" (3.29 x 1.9)

Bathroom 7'9" x 4'9" (2.38 x 1.45)

First Floor

Landing

Bedroom One 11'3" x 10'2" (3.44 x 3.11)

Bedroom Two 10'1" x 7'3" (3.08 x 2.21)

Bedroom Three 8'0" x 4'7" (2.44 x 1.42)

External

Rear Garden

