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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient	B (61-80)
Decent	C (51-60)
Below average	D (41-50)
Average	E (31-40)
Below average	F (21-30)
Very poor energy efficiency - higher running costs	G (1-20)
Current	74
Possible	89

1ST FLOOR
APPROX. FLOOR AREA 32.3 SQ.M.
APPROX. FLOOR AREA 72.1 SQ.M. (776 SQ.FT.)
TOTAL APPROX. FLOOR AREA 104.4 SQ.M. (1122 SQ.FT.)
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miles & barr
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64 NORTHDOWN ROAD
BROADSTAIRS



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OFFERS OVER £250,000

- Spacious Family Home
- Open Plan Living Space
- Conservatory
- Three Bedrooms
- Shower Room
- Large Rear Garden
- Off Street Parking
- School Catchment Area

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

Miles and Barr are pleased to be marketing this three bedroom semi-detached home located in St Peters Broadstairs.

If space is needed then this property is a **MUST VIEW** to appreciate the accommodation on offer. On entering the property the hallway leads to a lounge, dining room/kitchen and conservatory. The first floor consists of three bedrooms and a shower room. Externally there is a large mainly laid to lawn garden to the rear and off street parking to the front for two cars, subject to a drop kerb being fitted.

The property is just a short drive away from a good range of restaurants, bars, independent shops and the picturesque Viking Bay. The railway station at Broadstairs also offers rail connections to London St. Pancras via Ashford International.

Call Miles and Barr now to arrange your accompanied viewing 01843 888 444! You will not want to miss an opportunity to acquire this family home.

DESCRIPTION

Entrance

Porch

Bathroom

Hallway

Lounge 12'04 x 10'5 (3.76m x 3.18m)

Dining Room 12'67 x 9'01 (3.66m x 2.77m)

Kitchen 12'11 x 7'20 (3.94m x 2.13m)

Conservatory 9'74 x 7'13 (2.74m x 2.13m)

First Floor

Master Bedroom 12'66 x 10'06 (3.66m x 3.20m)

Bedroom 12'11 x 10'22 (3.94m x 3.05m)

Bedroom 7'55 x 5'32 (2.13m x 1.52m)

Bathroom 5'53 x 4'43 (1.52m x 1.22m)

External

Rear Garden

