

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 detail, 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



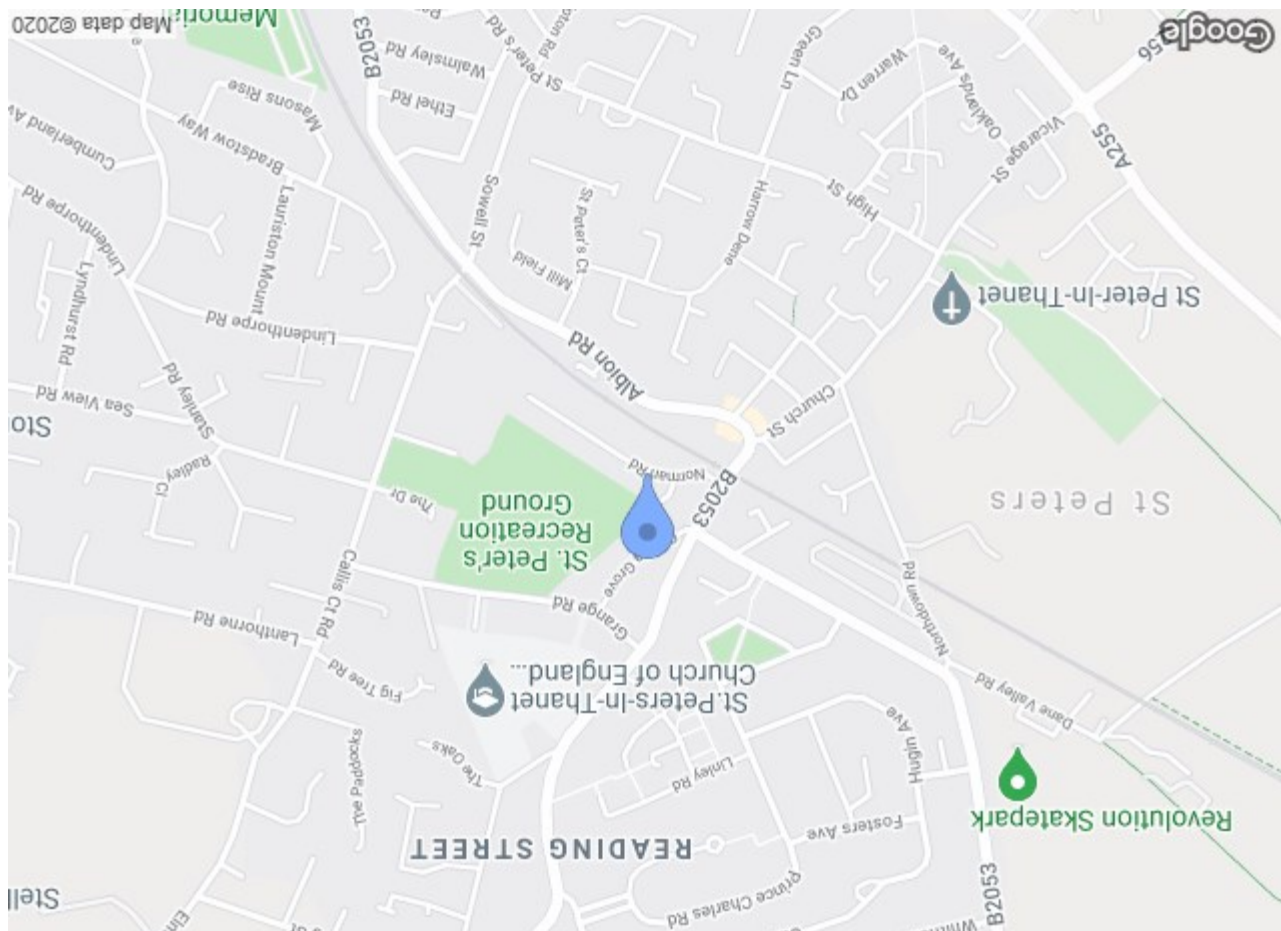
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Below average energy efficiency - higher running costs	D
Poor energy efficiency - higher running costs	E
Very poor energy efficiency - higher running costs	F
Very poor energy efficiency - higher running costs	G
Current	69
Target	84
Environmental Impact (CO ₂) Rating	

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Poor energy efficiency - higher running costs	E
Very poor energy efficiency - higher running costs	F
Very poor energy efficiency - higher running costs	G
Current	71
Target	86
Energy Efficiency Rating	



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miles & barr
 YOUR PROPERTY AGENT



**MIZURI NORMAN ROAD
 BROADSTAIRS**



**MIZURI NORMAN ROAD
 BROADSTAIRS**

£295,000

- Three Bedroom
- Semi Detached
- Open Plan
- Well Presented
- Off Street Parking
- Generous Rear Garden

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

THREE BEDROOM FAMILY HOME!!

Miles and Barr are delighted to bring to market this three bedroom semi detached family home. Located in the always popular Norman Road, this property is ideal for clients who are looking to be close to local schools, amenities and transport links. Internally the property comprises an entrance hall leading to a spacious L shaped lounge, diner and kitchen space. Upstairs the property has three very well proportioned bedrooms and a family bathroom. Externally the property has off street parking to the front with side access to a generous and well maintained rear garden.

To book your internal viewing, please call Miles and Barr on 01843 888444.

DESCRIPTION

Entrance Hall

Lounge 12'1 x 12'11 (3.68m x 3.94m)

Kitchen Diner 18'00 x 12'02 (5.49m x 3.71m)

Upstairs

Bedroom One 10'08 x 13'00 (3.25m x 3.96m)

Bedroom Two 10'06 x 11'00 (3.20m x 3.35m)

Bedroom Three 7'02 x 10'00 (2.18m x 3.05m)

Bathroom

