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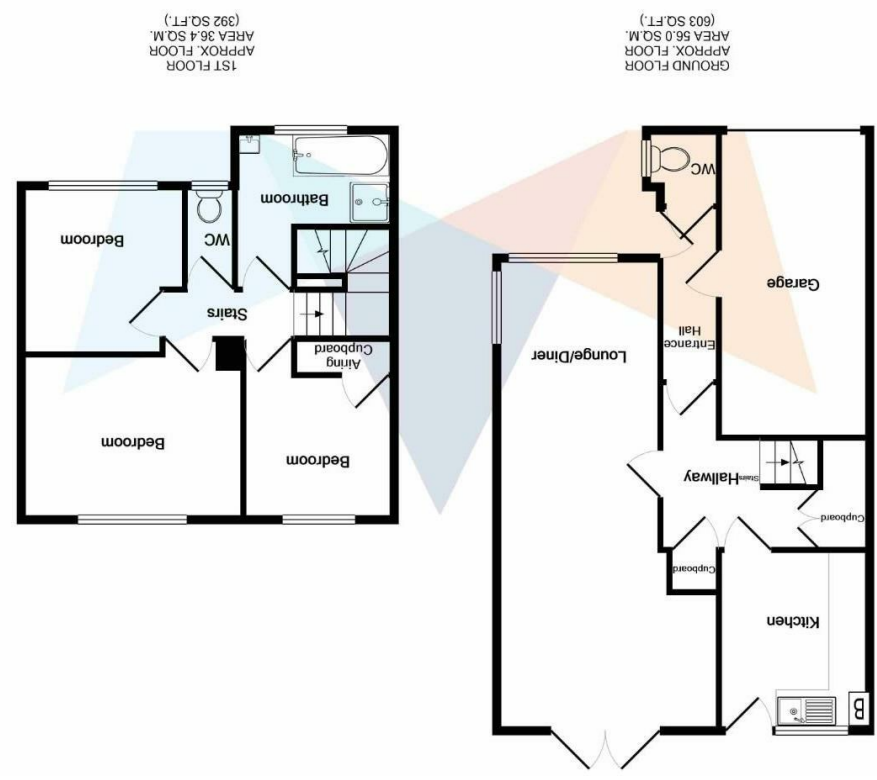
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (61-80)
Decent energy efficiency - lower running costs	C (51-60)
Decent energy efficiency - higher running costs	D (41-50)
Energy inefficient - higher running costs	E (31-40)
Very energy inefficient - higher running costs	F (21-30)
Very energy inefficient - higher running costs	G (1-20)
Current	71
Possible	86

TOTAL APPROX. FLOOR AREA 92.4 SQ.M. (995 SQ.FT.)
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miles & barr
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Protected Propertymark
Relocation network



57 CAMDEN ROAD BROADSTAIRS



57 CAMDEN ROAD BROADSTAIRS

£265,000

- Three Bedroom Family Home
- No Forward Chain
- Recent Improvements Internally
- Great Location For Callis Grange School
- Downstairs WC
- Off Street Parking
- Garage

ABOUT

Beautiful three bedroom family home with one owner since new, placed in an ideal catchment location for Callis Grange School.

Internally the property is of a good size, and offers, a entrance hallway, large lounge, original kitchen, wc and integral garage, to the first floor are three bedrooms, bathroom and separate WC. The property has had some recent improvements which include but are not limited to the re-plastering of the lounge, new carpets and redecoration in most rooms. There is a roller garage door and off road parking in front, the rear garden gathers the summer sun.

Viewings are easily available via Miles and Barr 7 days a week on 01843 888444, the property is offered with No Chain!

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.

DESCRIPTION

Entrance Hall

WC

Lounge 25'10" x 12'0" max (7.88 x 3.68 max)

Kitchen 10'8" x 12'0" (3.27 x 3.68)

First Floor

Bedroom 12'1" x 8'9" (3.69 x 2.68)

Bedroom 12'9" x 8'5" (3.9 x 2.57)

Bedroom 8'3" x 7'3" (2.53 x 2.21)

Bathroom 7'11" x 6'0" (2.42 x 1.84)

WC 5'6" x 2'9" (1.7 x 0.84)

External

Rear Garden

Front Garden

Garage

Drive

