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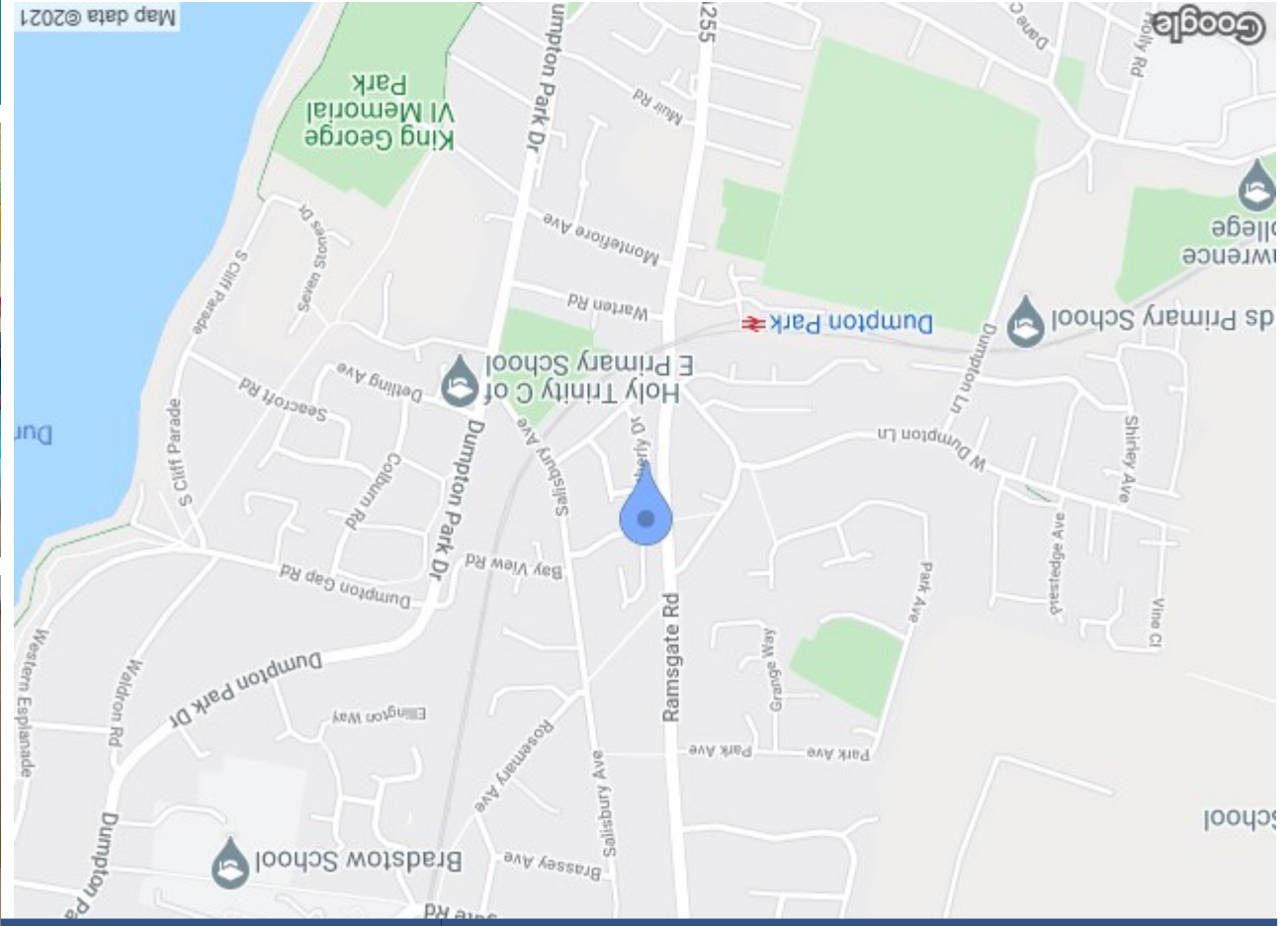


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient	B (81-91)
Decent	C (69-80)
Below average	D (55-65)
Average	E (45-54)
Below average	F (21-30)
Very poor energy efficiency - higher running costs	G (1-20)

Energy Efficiency Rating

Current: 67

Potential: 79



23 WEATHERLY DRIVE
BROADSTAIRS

miles & barr
YOUR PROPERTY AGENT

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Relocation network



23 WEATHERLY DRIVE
BROADSTAIRS

£375,000

- Three Bedrooms
- Semi Detached
- Open Plan Living Area
- Close To Schools
- Off Street Parking
- Garage

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 delighted to bring to market this well presented, three bedroom family home. Located in the ever popular Weatherly Drive, this property is ideal for buyers who are looking to be close to local schools, amenities and transport links.

Internally the property comprises an entrance hall leading to an open plan lounge diner with access to a conservatory to the rear and a separate contemporary fitted kitchen, with integrated appliances including a built in Fridge Freezer and Dishwasher and well as a fully accessorized sink with Hot Tap, Filtered Cold water Tap and an American style waste disposal. The first floor offers a spacious landing leading to three well proportioned bedrooms serviced by a modern family bathroom.

Externally the property boasts a lawned rear garden with side access to the driveway and single garage, similarly to the front is a lawned front garden with a access to the driveway.

Please call Miles and Barr on 01843 888444 to arrange an internal viewing.

DESCRIPTION

Entrance

Entrance Hall

Lounge Diner 27'1 x 10 (8.26m x 3.05m)

Conservatory 11'6 x 8'10 (3.51m x 2.69m)

Kitchen 10'6 x 8'10 (3.20m x 2.69m)

WC

First Floor

Bedroom One 13 x 10;6 (3.96m x 3.05m;1.83m)

Bedroom Two 10 x 10'6 (3.05m x 3.20m)

Bedroom Three 10'2 x 8'11 (3.10m x 2.72m)

Bathroom

External

Shared Driveway

Garage

