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## Property brochure



NICHOLAS DRIVE  
CLIFFSEND  
KENT  
CT12 5JS

Price: £350,000

3 Bedrooms

2 Receptions

1 Bathroom

1 Garage

EPC D

Tenure FREEHOLD  
Council Tax C



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### The Property

MOVE STRAIGHT IN! This 3 bedroom semi detached family home really has plenty of space for all the family! The property been recently updated to include a new kitchen, redecoration & new flooring throughout, and a new consumer unit (certificate can be provided). The house has been extended on the ground floor to provide a large lounge and sun room, and an extended kitchen with breakfast bar and utility area. The house also has the added benefit of a double length garage, and a large garden. Cliffsend is always a popular residential location being close to Pegwell Bay Nature Reserve and Country Park where there are beautiful seafront walks. It is understood that there is fibre to the cabinet internet connection to the house. This property is being sold chain free so call today to book your viewing!

### Location

Nicholas Drive is in a popular residential area of Cliffsend, close to Pegwell Bay, and within easy reach of Ramsgate and Sandwich towns.

### Accommodation

#### GROUND FLOOR:

Hallway

Lounge: 24'6" (7.47m) x 10'3" (3.12m)

Sun room: 7'8" (2.34m) x 7'5" (2.26m)

Kitchen: 19'8" (5.99m) x 8'5" (2.57m)

#### FIRST FLOOR:

Bedroom 1: 12'3" (3.73m) x 10'6" (3.20m)

Bedroom 2: 10'8" (3.25m) x 9'7" (2.92m)

Bedroom 3: 7'9" (2.36m) x 7'5" (2.26m)

Bathroom

#### OUTSIDE:

Driveway to front. Double length garage. Large rear garden

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### Key Features

- 3 bedroom family home
- Popular Cliffsend location
- Refurbished throughout
- Double length garage
- Large rear garden
- No onward chain


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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0023210/20240319/KWDP

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