



36 Livingstone Road, Broadstairs CT10 2UF



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GUILDCREST ESTATES

Livingstone Road, Broadstairs
CT10 2UF

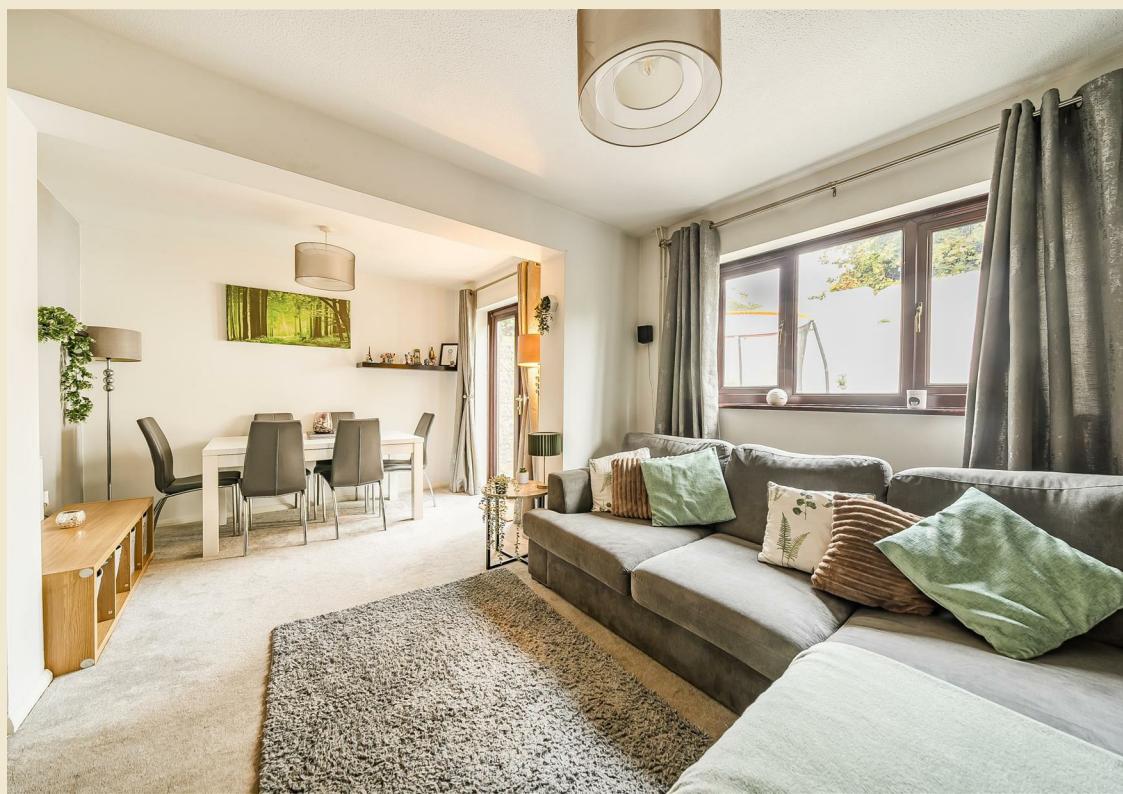
Offers in excess of £350,000

Located in the desirable area of Livingstone Road in St Peters Village, this charming end of terrace house offers a perfect blend of comfort and modern living. Built in the 1980's, the property has been well designed to cater to the needs of contemporary families.

To the rear of the property, you will find a spacious lounge and dining room, which is bathed in natural light thanks to the patio doors that lead out to a private, low-maintenance garden. This outdoor space is ideal for enjoying sunny afternoons or hosting gatherings with friends and family. The modern high-gloss kitchen is equipped with integrated appliances, making it a delightful space for culinary enthusiasts.

The property boasts four generous double bedrooms and a large family bathroom with a bath and a separate shower, providing ample space for family members or guests. The garage has been cleverly converted to create the fourth bedroom or an additional reception room, offering flexibility to suit your lifestyle. The remaining three bedrooms are well-proportioned, ensuring comfort for all.

Parking is a breeze with space for two vehicles, a valuable feature in this sought-after location. Families will appreciate the proximity to excellent local schools, making this home an





ideal choice for those with children.

In summary, this end of terrace house on Livingstone Road is a wonderful opportunity for anyone seeking a spacious and well-appointed family home in St Peters. With its modern amenities, flexible living spaces, and convenient location, it is sure to attract interest from discerning buyers.

Council Tax Band C

Freehold

Mains water, electric, gas, gas central heating, sewer

Fixed Wireless Broadband



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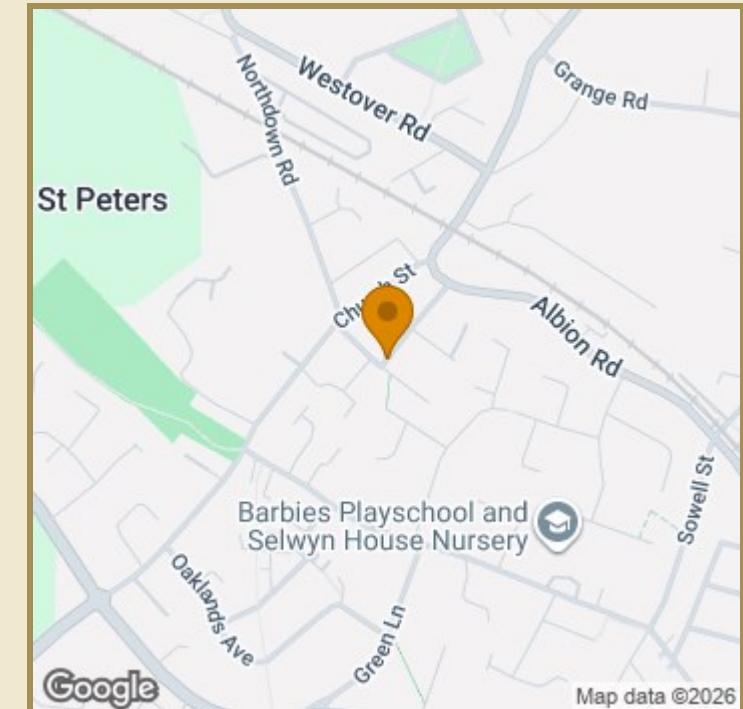
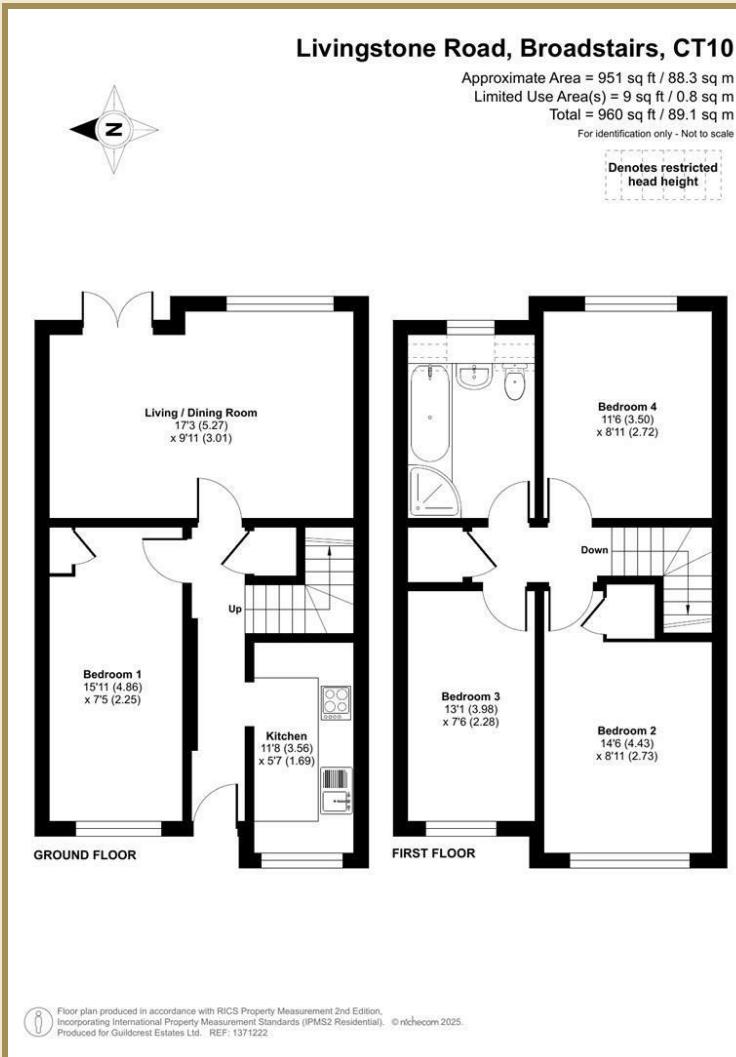
Key Features

- Modern end of terrace house located in the desirable St Peters Village
- Spacious lounge/dining room with patio doors to garden
- High-gloss kitchen with integrated appliances
- Four generous double bedrooms
- Garage sympathetically converted to create fourth bedroom/additional reception room
- Large family bathroom with a bath and a separate shower
- Off street parking for two vehicles
- Private low maintenance garden
- Close proximity to excellent local schools

Important Information

Freehold
House - End Terrace
951.00 sq ft
Council Tax Band C
EPC Rating C

£350,000



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) | A | 86 |
| (81-91) | B | 71 |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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