

## Property brochure



CANTERBURY ROAD  
BIRCHINGTON  
KENT  
CT7 9AQ

Price: £315,000

3 Bedrooms

2 Receptions

1 Bathroom

EPC D

Tenure FREEHOLD  
Council Tax B

 [birchington@oakwoodhomes.biz](mailto:birchington@oakwoodhomes.biz)

 01843 842233

 [www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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### The Property

Situated a stone's throw from the heart of Birchington High Street packed with shops, cafes and transport links. Set back from the main road close to a local park, Epple Road which allows access to Epple bay this stunning terrace house is well presented throughout and in a fantastic location. Complimented by front and rear gardens perfect for summer entertaining or children to play in. Ground floor you have the lounge, dining room and stunning modern kitchen leading out to the rear garden. On the first floor you are greeted with two spacious double bedrooms as well as the family bathroom. Above this you have the loft room with ample built-in storage currently being used as a third bedroom. Out the front of the property you have off street parking. Call Oakwood Homes today to book your viewing.

### Location

The village of Birchington is located on the North Kent coast and comprises of four main bays from Minnis Bay in the west through to Epple Bay at the eastern most end. Whilst it is classified as a village in reality, in terms of amenities, Birchington is much more a town. A vibrant bustling high street comprising small independent retailers alongside high street supermarkets, a library, restaurants and pubs means that everything is available on hand. A mainline railway station provides train services to London in approximately 90 minutes whilst the cathedral city of Canterbury is just 10 miles to the West and the main A299 trunk road is only 2 miles distant. The Isle of Thanet has long been a holiday destination and as such there are a wide variety of recreational facilities; whether your interest is water sports, golf, walking or historic places of interest, they all lie within easy reach



### Accommodation

Entrance Hallway

Lounge:	11'6" (3.51m) x 11'2" (3.40m)
Dining Area:	14'11" (4.55m) x 11'4" (3.45m)
Kitchen:	14' (4.27m) x 8'1" (2.46m)
FIRST FLOOR	Landing
Bedroom 1:	15'5" (4.70m) x 11'2" (3.40m)
Bedroom 2:	11'6" (3.51m) x 10'3" (3.12m)

Shower Room

OUTSIDE

Garden to front

Garden to rear, outside toilet

Broadband is delivered via fibre to the property.



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### Key Features

- Off street parking
- 2 bedrooms
- Close to shops
- Close to station
- Access to main road
- Front and rear garden

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0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0023559/20240523/ATSDP



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