



Property brochure

CANTERBURY ROAD
BIRCHINGTON
KENT
CT7 9AQ
Price: £315,000
3 Bedrooms
2 Receptions
1 Bathroom
EPC D
Tenure FREEHOLD
Council Tax B





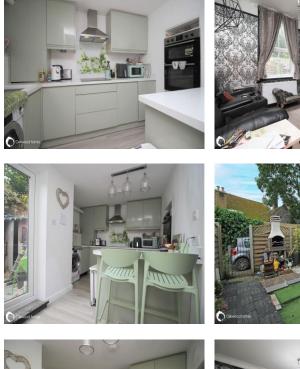


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Garden to rear. outside toilet

Broadband is delivered via fibre to the property.

Accommodation **Entrance Hallway**

FIRST FLOOR

Bedroom 1:

Bedroom 2:

Shower Room OUTSIDE Garden to front

The Property

Location

14' (4.27m) x 8'1" (2.46m) Landing 15'5" (4.70m) x 11'2" (3.40m) 11'6" (3.51m) x 10'3" (3.12m)

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

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

> 11'6" (3.51m) x 11'2" (3.40m) 14'11" (4.55m) x 11'4" (3.45m)

or historic places of interest, they all lie within easy reach

property you have off street parking. Call Oakwood Homes today to book your viewing.





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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