



Oakwood homes<sup>®</sup>  
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## Property brochure



ROSE GARDENS  
BIRCHINGTON  
KENT  
CT7 0DH

Price: £390,000

2 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC D

Tenure FREEHOLD  
Council Tax C



[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

Looking for a bungalow that is ready to move into? Well we have the perfect property for you! This beautifully presented two bedroom semi-detached property in Rose Gardens comprises two double bedrooms, a bright and airy lounge, a modern kitchen and shower suite, plus a lovely conservatory overlooking the pretty rear garden. Situated on a corner plot, the garden extends from the front to the back, and is immaculately cared for. A detached garage in excess of 18' (5.49m) is situated to the front, with further off street parking. Viewing is highly recommended. Call Oakwood homes today!

### Location

The village of Birchington is located on the North Kent coast and comprises 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 hall	
Lounge	15'10" (4.83m) x 10'10" (3.30m)
Kitchen	10'4" (3.15m) x 9'10" (3.00m)
Conservatory	16'11" (5.16m) x 9'4" (2.84m)
Bedroom 1	13'11" (4.24m) x 10'10" (3.30m)
Bedroom 2	10'5" (3.17m) x 10'5" (3.17m)
Bathroom	7'3" (2.21m) x 6' (1.83m)

### OUTSIDE

Front garden. Lawned rear garden with borders and decked barbecue area.  
Garage 18'11" (5.77m) x 9'3" (2.82m)  
Off street parking  
The vendor has advised there is broadband to the premises.



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### Key Features

- Ready to move in
- Beautiful two bedroom bungalow
- Detached garage and driveway
- Cul-de-sac location
- Gorgeous garden
- Conservatory overlooking the rear garden

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

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. BIR0023855/20240806/AWDP



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