



Oakwood homes[®]
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Property brochure



MARILYN CRESCENT
BIRCHINGTON
KENT
CT7 9BX

Price: £350,000

2 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD
Council Tax C



birchington@oakwoodhomes.biz



01843 842233



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The Property

Oakwood homes invite you to view this CHAIN FREE, two bedroom bungalow on a large plot in a popular location. The property comprises lounge, conservatory, kitchen, separate W.C and bathroom, plus two double bedrooms. Externally to the front is a large driveway for several cars leading to a car port. The rear garden is laid to lawn and has a large brick built work shop, which could potentially be converted to a garage. This bungalow is a must view. Call Oakwood homes to arrange an appointment!

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
- Hallway
- Lounge 15' (4.57m) x 12' (3.66m)
- Conservatory
- Kitchen 12' (3.66m) x 9'5" (2.87m) widest point
- Bedroom 1 13'4" (4.06m) x 11' (3.35m)
- Bedroom 2 9'8" (2.95m) x 9' (2.74m) not into wardrobe
- Bathroom 6'6" (1.98m) x 5'6" (1.68m)
- Separate W.C
- Outside
- Front garden, driveway leading to car port.
- Rear Garden.
- Laid to lawn with brick built workshop/storage.
- We are not aware whether the property has broadband.



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Key Features

- Chain free
- Ready to move in
- 2 double bedrooms
- Good sized plot
- Driveway for parking
- Lovely kitchen
- Car port
- Large brick built workshop

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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. BIR0023322/202407807/AWDP



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