



Oakwood homes[®]
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Property brochure



TUDOR CLOSE
BIRCHINGTON
KENT
CT7 9BD

Price: £270,000

2 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC D

Tenure FREEHOLD
Council Tax C



birchington@oakwoodhomes.biz



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The Property

A fantastic renovation project awaits with this two bedroom semi-detached bungalow on a good sized plot. A generous size, the property comprises a lounge looking over the garden, good size kitchen to the rear, two double bedrooms and a wet room. The garden allows for an extension to the rear subject to usual consents, and currently houses a garage. There is plenty of off street parking to the front provided by a large driveway, which could be opened up if need be to accommodate more parking. Situated a convenient walk in to the village of Birchington, this could be the perfect property to make your own. 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 porch to

Hallway

Lounge 15' (4.57m) x 12' (3.66m)

Kitchen 10'5" (3.17m) x 11'3" (3.43m)

Bedroom 1 10'8" (3.25m) not in to bay window x 10'6" (3.20m)

Bedroom 2 14'4" (4.37m) x 10' (3.05m)

Wet Room 5'3" (1.60m) x 5'2" (1.57m)

Separate W.C

Drive way for several vehicles

No broadband

Council Tax Band C

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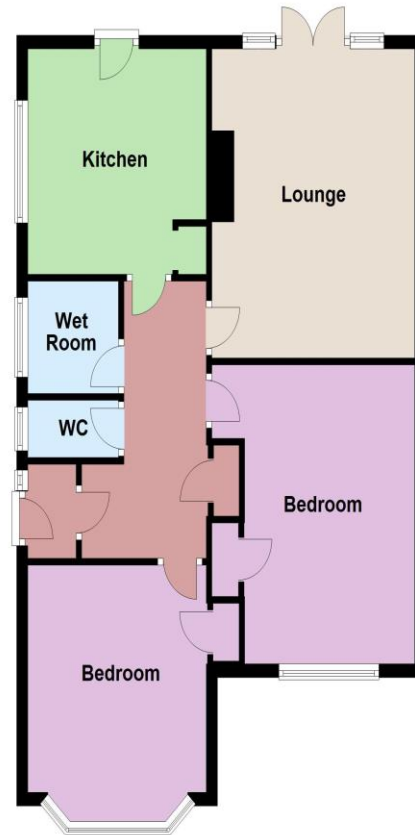
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Ground Floor



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Property brochure

Key Features

- Chain free
- Renovation project
- Two double bedrooms
- Garage
- Great sized lounge/diner
- Good plot with potential

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0022060/241010AWCW



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