

## Property brochure



YEW TREE GARDENS  
BIRCHINGTON  
KENT  
CT7 9AJ

Price: £250,000

2 Bedrooms

1 Reception

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

## Property brochure



### The Property

Two bedroom home in central Birchington – Ideal Location! Situated in the heart of Birchington on Yew Tree Gardens, this well positioned two bedroom terraced home offers convenience, comfort, and great potential. Perfect for first time buyers, down sizers, or investors, this property provides easy access to local amenities, shops, public transport links, and excellent road connections to Canterbury and Margate. The ground floor features a spacious lounge/diner, providing a welcoming and versatile living space, along with a well-appointed kitchen. Upstairs, you'll find two good sized bedrooms and a family bathroom, offering comfortable accommodation. With its central location and excellent transport links, this home is perfectly placed for easy commuting and day-to-day convenience. Don't miss out on this fantastic opportunity— call Oakwood homes today to arrange your viewing!

### 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 Eppe 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

#### GROUND FLOOR

Lounge: 23'3" (7.09m) x 8'9" (2.67m)  
Kitchen: 10'2" (3.10m) x 7' (2.13m)

#### FIRST FLOOR

Bedroom: 11'11" (3.63m) x 6'7" (2.01m)  
Bedroom: 11' (3.35m) x 8'10" (2.69m)  
Shower Room: 7'6" (2.29m) x 6'10" (2.08m)

Broadband is provided via fibre to the premises



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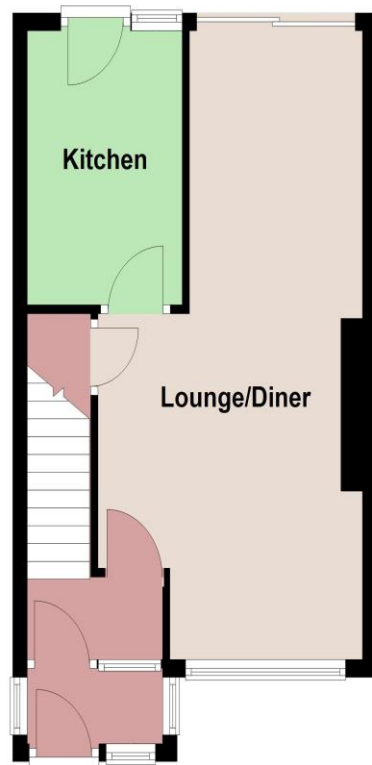
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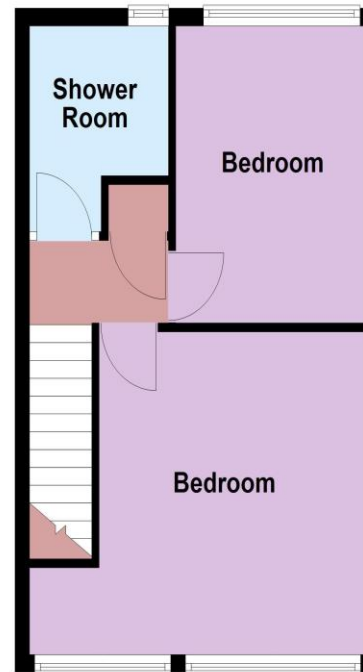


Oakwood homes®  
putting people first

Ground Floor



First Floor



## Property brochure

### Key Features

- Perfect first home
- Great investment opportunity
- 2 bedroom home
- Central location
- Easy access to Birchington
- Good public transport links
- Popular residential location

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Plan produced using PlanUp.

Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0024373/20250424/JLDP



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