



Oakwood homes[®]
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Property brochure



PARK AVENUE
BIRCHINGTON
KENT
CT7 0DJ

Price: £325,000

3 Bedrooms

2 Receptions

1 Bathroom

1 Garage

EPC C

Tenure FREEHOLD
Council Tax C



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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



The Property

A generously proportioned three bedroom semi-detached house with garage in a popular location. The property comprises a lounge, separate dining room, kitchen and utility to the ground floor. The first floor offers three great sized bedrooms, a family bathroom and separate W.C. This is an excellent family home, situated close to the village and all its amenities and we highly recommend a viewing. Call Oakwood homes to make 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

GROUND FLOOR

Entrance	
Lounge	12'5" (3.78m) x 11'6" (3.51m)
Dining Room	11'4" (3.45m) x 9'10" (3.00m)
Kitchen	11'5" (3.48m) x 6'11" (2.11m)
Utility	10'8" (3.25m) x 6'7" (2.01m) with internal door to garage

FIRST FLOOR

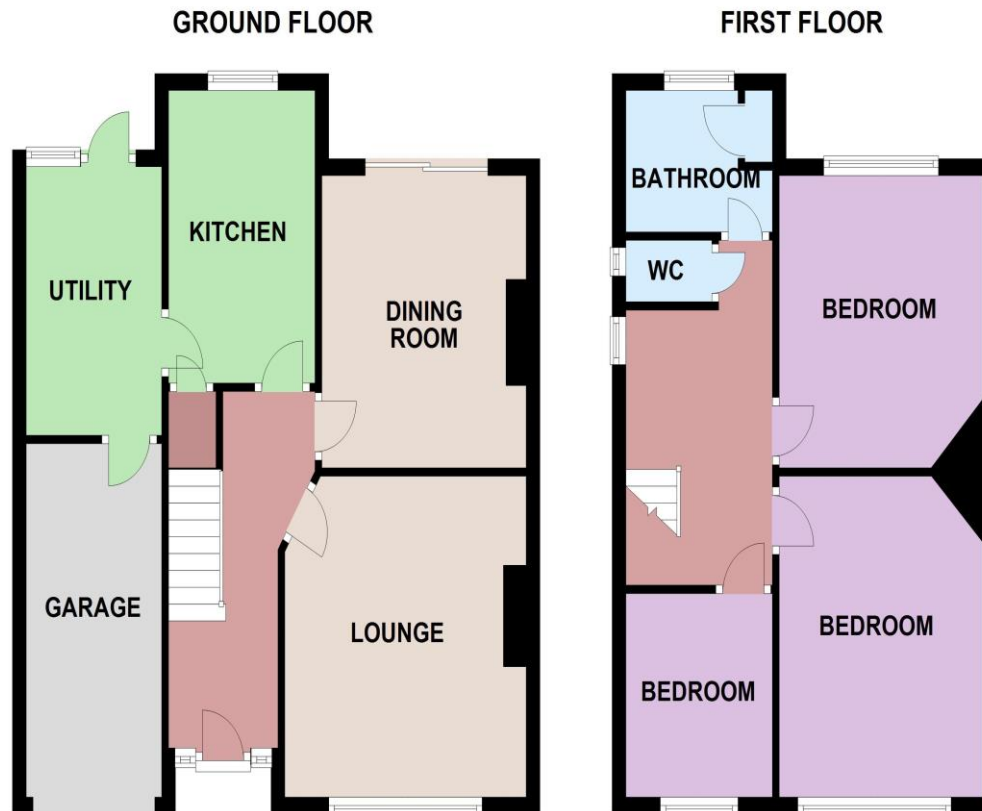
Bedroom 1	12'5" (3.78m) x 10'2" (3.10m)
Bedroom 2	11'5" (3.48m) x 9'11" (3.02m)
Bedroom 3	7'10" (2.39m) x 6'9" (2.06m)
Bathroom	7' (2.13m) x 5'5" (1.65m)
Separate W.C	

OUTSIDE

Front garden with off street parking and garage. Garden to rear
Broadband is delivered via fibre to the premises



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Key Features

- 3 bedroom semi-detached house
- Lounge
- Separate dining room
- Excellent family home
- Utility
- Garage
- Off street parking

Need a mortgage..?

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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. BIR0023899/20240913/AWDP



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