



**Modern  
Auction**

**£290,000  
Freehold**

2x  1x  1x 

**Oaklands Avenue,  
Broadstairs, Kent, CT10**

*Wards*  
Helping you move forwards





## Main features

- Offered to the market as chain free
- Lovely size rear garden and great access to the A256/A299
- Garage and off road parking
- For sale by Modern Auction - T&C's apply
- Subject to an undisclosed Reserve Price
- Buyer's fees apply

## Accommodation

### ENTRANCE PORCH

### HALLWAY

Entrance Hall

Lounge: 12'10 x 12'4 (3.91m x 3.76m)

Kitchen: 10'1 x 8'11 (3.08m x 2.72m)

Bedroom 1 : 12'1 x 10'4 (3.69m x 3.15m)

Bedroom 2 : 11'11 x 10'11 (3.63m x 3.33m)

Shower room

### OUTSIDE

Garage & Off Road Parking

Front & Rear Gardens

### Ground Floor

Approx. 73.7 sq. metres (793.2 sq. feet)



**Call Broadstairs - 01843 602546 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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