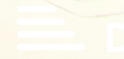




Claire Court, Broadstairs
Offers In The Region Of £325,000



Claire Court, Broadstairs

****CLOSE TO THE BEACH AND NO ONWARD CHAIN****

TMS Estate Agents are delighted to bring to the market this THREE bedroom semi-detached family home. Situated just a 'stones throw' to the beautiful sandy beaches of Viking Bay and Louisa Bay. The property is close to arguably the best catchment area for both junior and senior schools in the area. A little further on is the mainline train station that enjoys High Speed services to London and the town centre with its eclectic mix of independent shops, bars and restaurants.

The property comprises a light open planned lounge/diner to the front of the property, fitted kitchen with doors to the conservatory overlooking the rear garden. The first floor includes THREE double bedrooms and a four piece bathroom which completes the living accommodation. Externally this is a low maintenance wrap around patio garden perfect for alfresco dining, to the front of the property there is off street parking for approximately two cars.

This truly is a great family home and we expect a great deal of interest, so whether you are looking to move up or down the property ladder or as a holiday home. Please call TMS today to book an accompanied viewing on 01843 866055. AVAILABLE 7 DAYS A WEEK.





Porch
3'8" x 8'0" (1.14 x 2.45)

Entrance Hall
7'0" x 10'5" (2.14 x 3.18)

Lounge/Diner
17'6" x 17'5" (5.34 x 5.33)

Kitchen
10'5" x 10'5" (3.19 x 3.18)

Conservatory
9'1" x 8'2" (2.77 x 2.51)

FIRST FLOOR

Main Bedroom
8'7" x 14'9" (2.63 x 4.51)

Bedroom Two
8'10" x 10'4" (2.71 x 3.17)

Bedroom Three
10'11" x 10'10" (3.35 x 3.31)

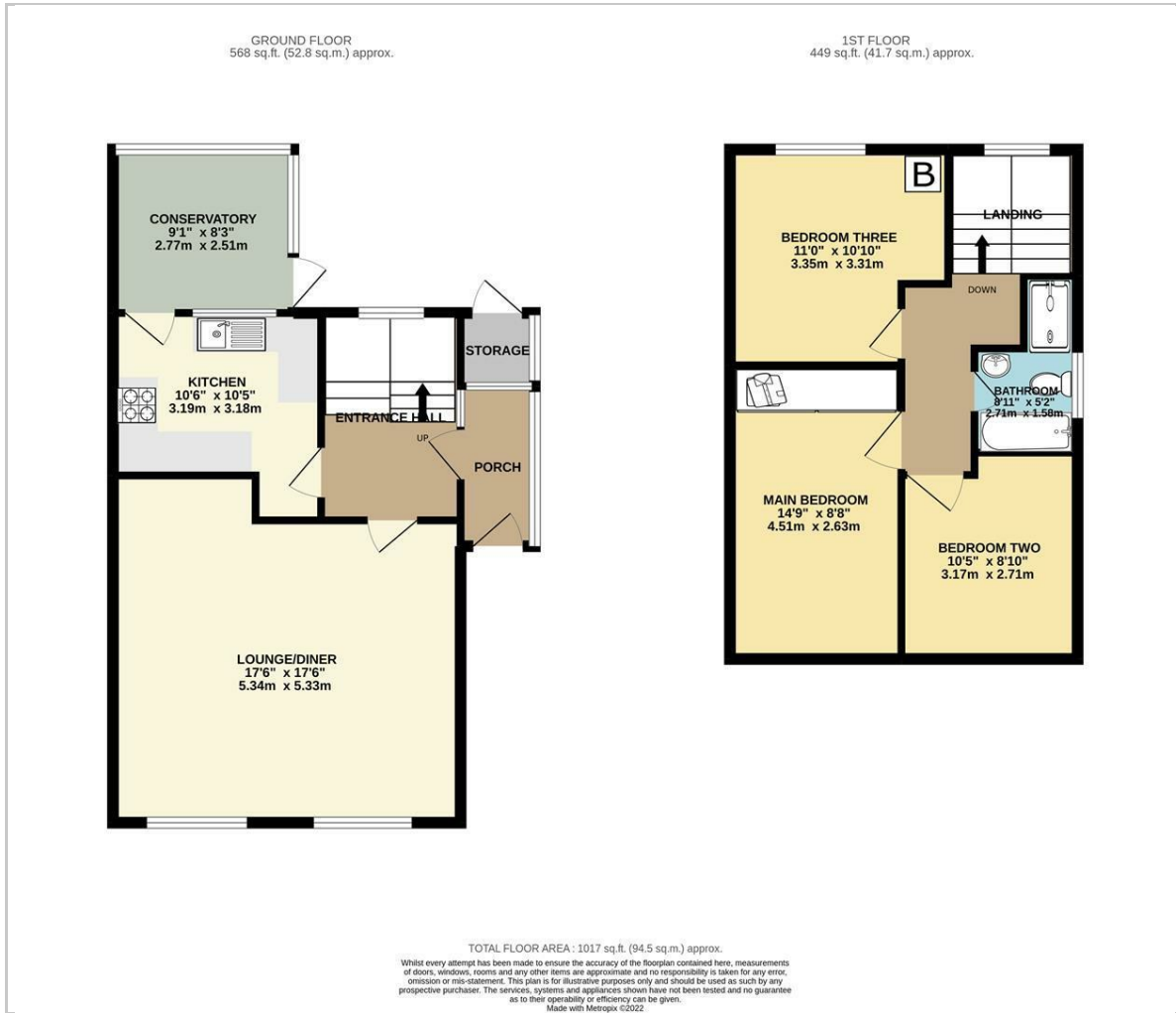
Bathroom
5'2" x 8'10" (1.58 x 2.71)

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will be required to undertake an identification check. This is a legal requirement under the Anti Money Laundering Regulations (AML). The cost of this check is £50+VAT per purchaser, which is paid in advance once an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Floor Plan



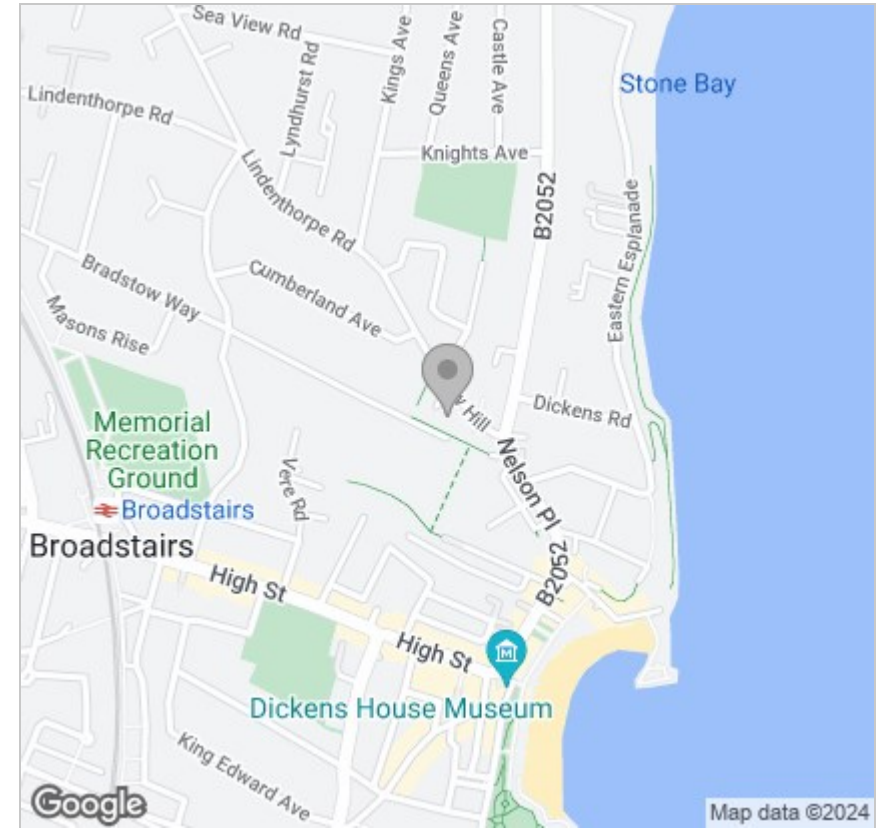
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

