



Canterbury Road, Birchington, CT7 9BS

Offers In The Region Of £340,000



- 2 BEDROOM DETACHED BUNGALOW
- GARAGE AND WORKSHOP
- CHAIN FREE
- OPEN PLAN KITCHEN / LOUNGE
- CORNER PLOT
- CLOSE TO EPPLLE BAY

SPACIOUS 2 BEDROOM DETACHED BUNGALOW WITH OSP, GARAGE AND WORKSHOP ~ CHAIN FREE

TMS ESTATE AGENTS are delighted to offer to the market this spacious and beautifully presented 2 bedroom detached bungalow.

Situated just 500m to Birchington town centre where you will find many local shops, restaurants, supermarkets and bars. The Mainline Station offers high speed links direct to London St Pancras making this the ideal home for someone looking to escape the hustle and bustle of London but who may need to commute every so often.

Just a short walk away will find you at the beautiful and peaceful Epple Bay, while a little further along the coast you will come across either Westgate Bay or Minnis Bay with their cafes and Restaurants where you can while away a sunny summers evening watching the sun go down

The bungalow boasts a stylish modern high gloss fully fitted kitchen with island feature, cleverly open planned to the lounge, there are 2 double bedrooms with fitted wardrobes to one of them. The contemporary shower room has an impressive double shower.

Externally there is off street parking and a garage with workshop attached. The garden is easily maintained and sunny.

The property has been successfully let and would achieve £1350pcm in the current market.

Call TMS ESTATE AGENTS today to book your accompanied viewing, we are open 7 days a week.





Entrance Hall

Lounge

15'7" x 14'7" (4.76 x 4.47)

Open plan to kitchen, feature chimney and fire place, carpet, radiator.

Kitchen

15'7" x 13'1" (4.76 x 4)

Double glazed French doors to garden, range of modern wall , drawer and base units with integrated undercounter fridge and freezer, breakfast island.

Inner Hallway

Bedroom 1

10'4"x 9'10" (3.16x 3)

Double glazed window, fitted mirror wardrobe, carpet, radiator.

Bedroom 2

11'11" x 10'5" (3.65 x 3.18)

Double glazed window, carpet, radiator.

Shower Room

8'5" x 6'3" (2.57 x 1.93)

Frosted double glazed shower unit, vanity wash hand basin, low flush W.C. tiled floor



EXTERNAL

Garage

16'5" x 8'3" (5.02 x 2.54)

Double doors to garden, leading to workshop

Workshop

12'5" x 6'5" (3.81 x 1.97)

Door to garden

Front Garden

laid to lawn.

Side / Rear Garden

Double gates to the side offering off street parking, patio area, shingled area and side lawn.

AGENTS NOTE

This is a Freehold Property, however there is sight of a short lease attached to the title. The new buyers will be able to request for these to be merged on completion, to create a new Freehold only title.

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Floor Plan



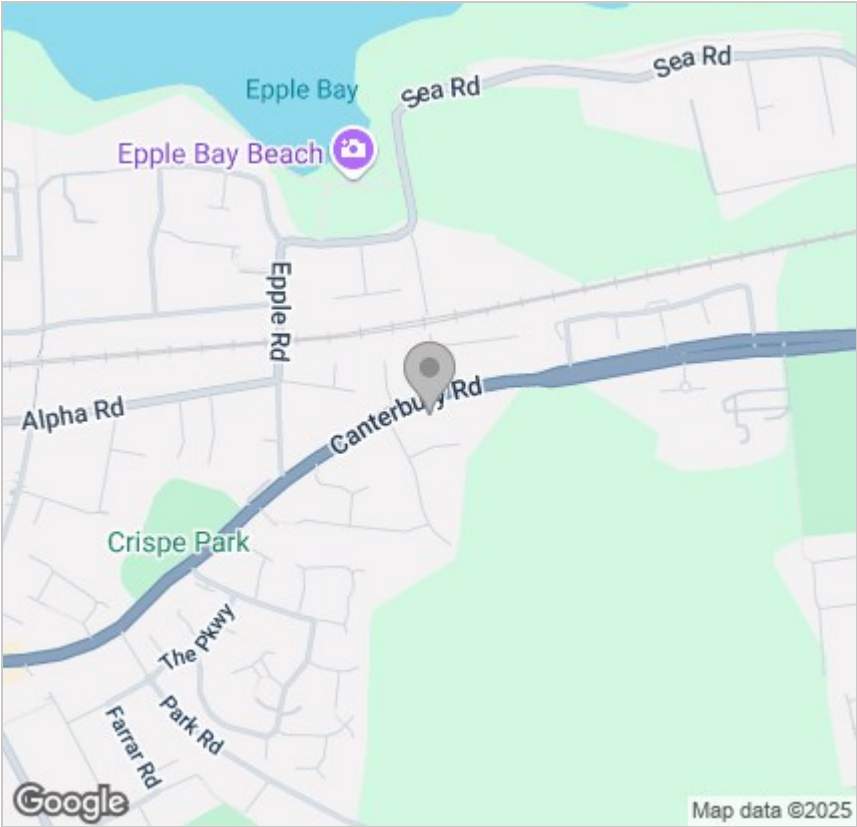
Viewing

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 firms 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

