



**Grenville Way, Broadstairs, CT10 2JR**  
**Offers In The Region Of £320,000**



A great opportunity to put your own mark on a detached two bedroom bungalow in a sought after area of Broadstairs AND available with NO onward chain!

This bungalow is situated at Grenville Way, ideal for easy access into Broadstairs, and also to Westwood Cross shopping and leisure centre.

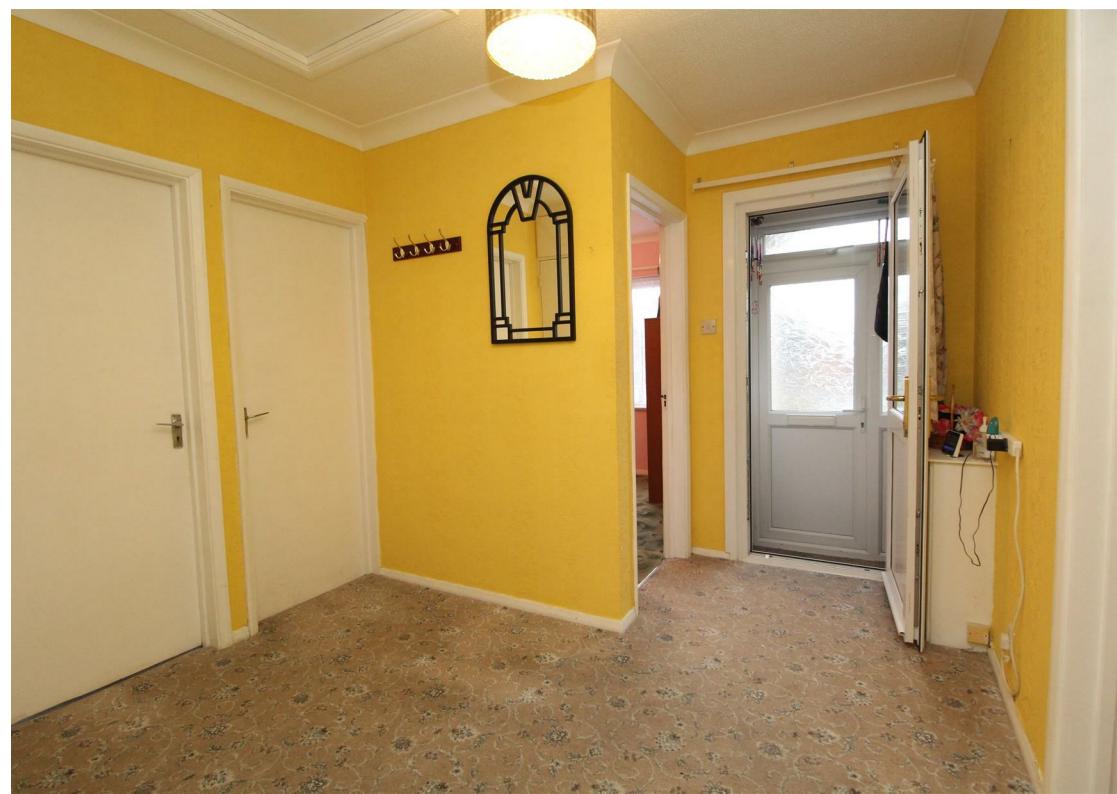
The bungalow has a good size lounge overlooking the rear garden, and there is a door to allow a nice draft through on warm summers' days. The kitchen also overlooks the garden, with a door leading to the side of the bungalow.

There are 2 double bedrooms at the front overlooking the front garden. There is currently a separate bathroom and WC but this could be made into one large bathroom if the next owner decides they would like to do that.

The major benefit is that this bungalow has a driveway for parking, and a garage which is great for storage.

Broadstairs town centre is not far away where you will find award winning sandy beaches and plenty of boutique shops and cafes to while away a pleasant afternoon, and from here you can also easily reach Ramsgate and Margate towns.

Are you ready to find your new home?  
Call TMS today to arrange your viewing!





Porch

Hallway

Bedroom 1  
11'9" x 11'9" (3.6 x 3.6)

Bedroom 2  
10'2" x 9'10".0'0" (3.1 x 3.0)

Lounge  
16'0" x 10'9" (4.9 x 3.3)

Kitchen  
11'1" x 9'10" (3.4 x 3.0)

Bathroom  
5'6" x 5'2" (1.7 x 1.6)

WC

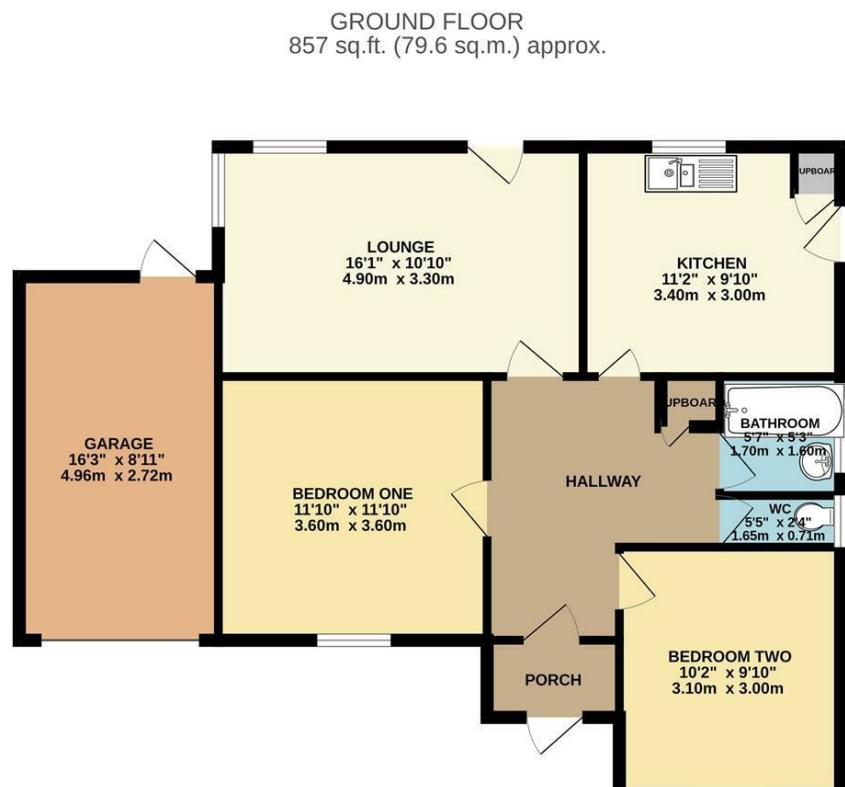
Garage  
16'0" x 8'10" (4.9 x 2.7)

#### 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

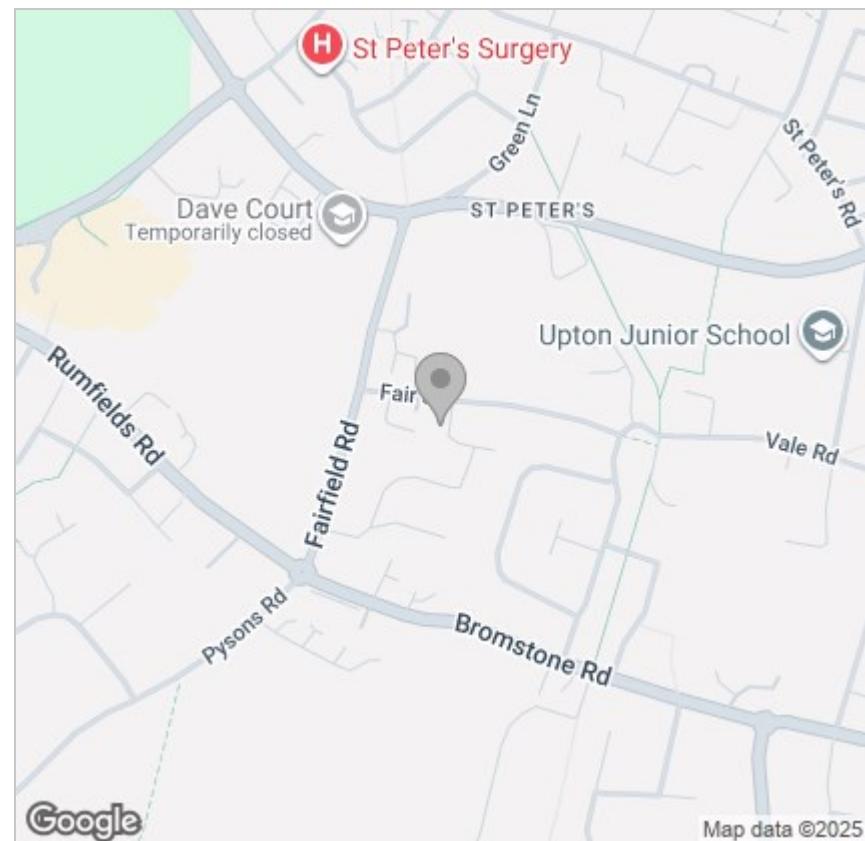


**TOTAL FLOOR AREA:** 857 sq.ft. (79.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. We do not accept responsibility for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
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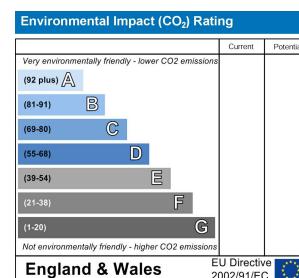
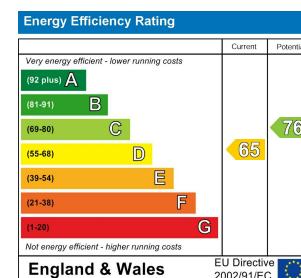
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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.