



### 3 Afghan Road, Broadstairs, CT10 3DT

£289,995

- Extended family home
- Close to many schools
- No chain
- Garden

CHAIN FREE. A fabulous opportunity to purchase this extended three-bedroom end of terrace period property with OFF STREET PARKING. The property is in a cul-de-sac just off Beacon Road, a perfect location for local schools and within easy reach of Broadstairs and Cliftonville. The property is arranged over two floors, on the ground floor there is a 21ft x 13ft lounge/diner, a bathroom and a spacious kitchen/breakfast room measuring 16ft x 8ft and has a double-glazed door leading to the rear garden. Upstairs there are three bedrooms, two doubles and a single. Further features include a garden to the rear, off street parking, gas central heating and double glazing. Keys held for immediate viewings.



## Property Description

### DESCRIPTION

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### ENTRANCE HALL

Double glazed door, stairs to the first floor, radiator.

### KITCHEN/BREAKFAST ROOM

16' 3" x 8' 5" (4.95m x 2.57m) Measurements include fitted kitchen units, composite sink with mixer taps, work surfaces, tiled splashback, breakfast bar, plumbing and space for a washing machine, fridge/freezer, space for a cooker. double glazed windows, double glazed door, vinyl flooring, radiator.

### LOUNGE/DINER

21' 3" x 13' 6" (6.48m x 4.11m) Dual aspect double glazed window, brick feature fireplace, 2 x radiators.

### BATHROOM

Suite comprising a panelled bath, low level W.C, pedestal hand basin, panelled walls, chrome heated towel ladder, double glazed window, vinyl flooring.

### STAIRS/LANDING

Double glazed window, loft access, shelving, carpet flooring.

### BEDROOM ONE

11' 9" x 10' 6" (3.58m x 3.2m) Double glazed window, radiator, carpet flooring.

### BEDROOM TWO

9' 6" x 10' 6" (2.9m x 3.2m) Double glazed window, radiator, carpet flooring.





### **BEDROOM THREE**

7' 2" x 7' 4" (2.18m x 2.24m) Double glazed window, radiator, carpet flooring.

### **FRONT GARDEN**

Brick boundary walls, paving, iron gate, block paved driveway, gate provide pedestrian access.

### **REAR GARDEN**

Decked, laid to lawn, side gate.

### **OFF STREET PARKING**

Block paved driveway.



### **MEASUREMENTS**

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

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



### **AGENTS NOTES**

Freehold

Council Tax Band B

EPC Band D

Flood Risk

River and Seas - No Risk

Surface Water - Low



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

rightmove

Zoopla

UK ALA  
DPS

The Property Ombudsman

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Thomas  
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ESTATE AGENTS

