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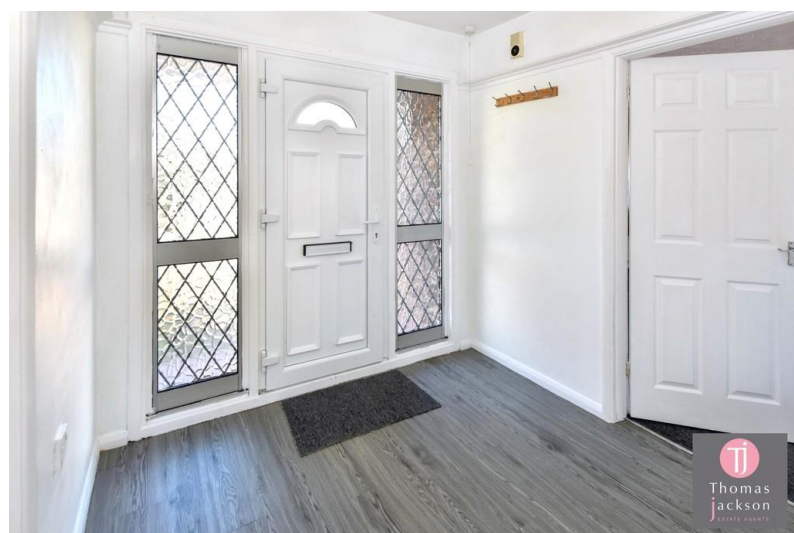
**30 Linden Road**

Westgate-on-Sea, CT8 8BZ

- Semi Detached Bungalow
- Two Double Bedrooms
- L Shape Lounge/diner
- Kitchen
- Garage and drive
- No chain
- South facing garden

**£285,000**

EPC Rating 'TBC'



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## Property Description

### PROPERTY DESCRIPTION

**NO FORWARD CHAIN.** Situated on Linden Road in the sought-after area of Westgate, this spacious two double-bedroom semi-detached bungalow presents an excellent opportunity for those looking to create a personalized home, as it is offered with no forward chain and requires modernisation throughout. The bungalow offers generous accommodation to include two double bedrooms, a kitchen with access to the rear garden, dual aspect lounge/diner, a sun room with access to the integral garage. Outside, the property has a garden to the front and off street parking for one car, the south facing rear garden offers potential for landscaping and outdoor enjoyment. Located in Westgate, a peaceful and welcoming part of Thanet, the bungalow is close to the scenic coastline, Westgate town and station. This bungalow represents a wonderful opportunity to craft a comfortable home in a desirable location.

### HALLWAY

Double glazed door and window, radiator, loft access,



please note the combination boiler is located in the loft, the loft is insulated.

#### LOUNGE/DINER

14' 11" x 20' 8" (4.55m x 6.3m) L-shape room, dual aspect double glazed windows, feature fireplace (capped off), serving hatch, 2 radiators, door to

#### KITCHEN

10' 4" x 7' 10" (3.15m x 2.39m) Measurements to include: matching base and eye level units with complementary worktops, tiled splashback, built in tower oven/grill, stainless steel sink, four burner gas hob, built in cupboard providing storage, double glazed window and door, serving hatch, tiled flooring



#### BATHROOM

White suite comprising a panelled bath, electric shower above, pedestal hand basin, low level W.C, part tiled walls, double glazed window, chrome heated towel rail, tiled flooring.

#### BEDROOM ONE

13' 8" x 9' 10" (4.17m x 3m) Double glazed window, radiator, picture rail, carpet flooring.

#### BEDROOM TWO

10' 4" x 11' 11" (3.15m x 3.63m) Double glazed window to rear, radiator, picture rail.



#### SUN ROOM

7' 1" x 5' 3" (2.16m x 1.6m) Double glazed patio door, single glazed internal window, single glazed door into

#### GARAGE

16' 2" x 7' 11" (4.93m x 2.41m) Up and over door, power and light, gas and electric meters, consumer unit.

#### FRONT GARDEN/DRIVE

Paved entrance path, brick boundary wall, wrought iron gate, bedding plants and shrubs.

#### REAR GARDEN

South facing garden, an array of mature shrubs and bedding plants, pedestrian access by the side gate.

#### MEASUREMENTS

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





Approx Gross Internal Area  
85 sq m / 920 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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#### AGENTS NOTES

Freehold property

Council Tax Band C please visit -

<https://www.thanet.gov.uk/info-pages/council-tax-bands-and-charges/>

EPC Band D

Mains water, electric and gas

For broadband and mobile coverage at this property - please visit - [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

For Mobile coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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