



82 The Silvers, Broadstairs, CT10 2LZ

Offers Invited £300,000



**CHAIN FREE ~ 3 BEDROOM SEMI DETACHED HOUSE
~ SOUGHT AFTER WIMPEY DEVELOPMENT ~ IDEAL
RENTAL INVESTMENT**

TMS ESTATE AGENTS are delighted to offer to the market this delightful three bedroom semi-detached house in the very sought after Wimpey development. Perfect as a first time purchase, family home or as a rental investment.

To the ground floor the property offers an entrance hall leading to the lounge which leads onto the dining room, the kitchen is semi open plan to the dining area. Both kitchen and dining room open on to the conservatory which in turn leads to the sunny rear garden.

To the first floor the property features three bedrooms and the family bathroom with shower over the bath.

Externally the rear garden is mostly laid to lawn with a decked area, shed and access to the garage. To the front there is off street parking and access to the garage.

Over the last 5 years the property has benefitted from a new boiler for the gas central heating and 2 new Dorma roofs.

The Silvers is set in the very sought after Wimpey Estate and is just under 2 kilometres to Broadstairs town where you will find sandy beaches, a good range of independent shops, restaurants, cafes and bars, and the mainline station with direct fast links direct to London St Pancras, perfect for anyone who need to commute. It is perfectly located within both junior and secondary school catchment areas.

Westwood Cross shopping centre is less than a kilometre away and offers a vast range of brand named shops and supermarkets, a cinema, casino and many restaurants. The area is well serviced with excellent local transport links enabling easy access to the QEQM hospital, Ramsgate and Margate.

The property has been successfully let for many years and would make a great rental investment, 3 bedroom properties on this development generally command a rental income of £1450pcm - £1500pcm.

Call TMS Estate Agents today to book your accompanied viewing.





- Three Bedrooms
- Semi Detached House
- School Catchments
- Garage Plus Driveway
- Gas Central Heating
- Chain Free
- EPC - TBC / Council Tax - C
- Popular Wimpy Location
- Close To Local Amenities
- Great rental Investment 6% yield

Ground Floor

Entrance Hall

Lounge

13'5" x 12'7" (4.11m x 3.84m)

Dining Area

10'5" x 8'0" (3.18m x 2.46m)

Kitchen

10'4" x 6'11" (3.15m x 2.13m)

Conservatory

14'7" x 6'11" (4.45m x 2.13m)

First Floor

First Floor Landing

Bedroom One

13'3" x 8'9" (4.04m x 2.69m)

Bedroom Two

9'3" x 9'1" (2.82m x 2.79m)

Bedroom Three

10'2" x 6'9" (3.12m x 2.08m)

Bathroom

Outside

Rear Garden

Front Garden

Garage

Agents Note

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.

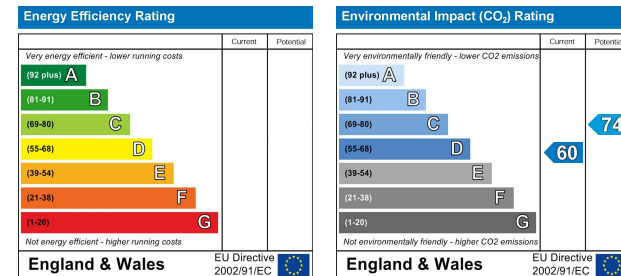
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Area Map



Energy Efficiency Graph



Current: 60, Potential: 74