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Canterbury Road, Birchington

Offers Over £225,000

3 1 1



Please Quote Ref: JJ1194

Offers Over £225,000.

Joe Jezzard is delighted to bring to the market this deceptively spacious three bedroom family home located within central Birchington, just a short walk from Birchington Square and within close proximity to shops, cafés, restaurants, Primary school, bus routes, Quex Park, and Birchington Station (0.7 miles).

The accommodation totals 1054 sq. ft. (98 sq. m) and is arranged to provide an entrance porch, hall, generous living/dining room, kitchen, three well proportioned bedrooms, a family bathroom, and a separate cloakroom. The property would now benefit from a programme of refurbishment and updating, but provides a great opportunity for first time buyers or those looking to downsize.

Externally there is a South Westerly facing garden and a garage en bloc with a block paved driveway which provides off street parking for one vehicle. No Onward Chain.

*Please note the garage with the blue door belongs to this property. AI has also been used to improve the images for marketing purposes. The particulars should be used for guidance purposes only.

Identification Checks

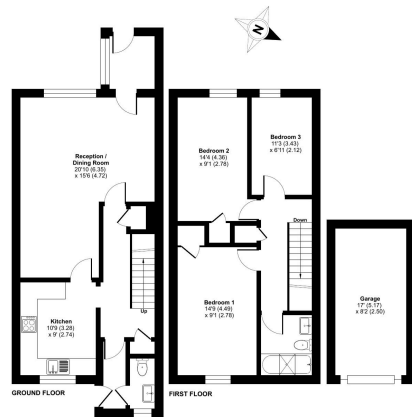
If your offer on a property marketed by Joe Jezzard eXp is accepted, we'll need to carry out an identification check for all buyers. This is a legal requirement under Anti-Money Laundering (AML) regulations.

To make this process quick and secure, we use a trusted third-party specialist to verify your identity. The cost is £30 including VAT per buyer, which is payable once your offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.



Canterbury Road, Birchington, CT7

Approximate Area = 1054 sq ft / 97.9 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1193 sq ft / 110.8 sq m
For identification only - Not to scale



Plan also produced in accordance with BS23 Property Measurement Code of Practice, incorporating International Property Measurement Standards (IPMS) Requirements. © Rightmove 2024. Produced for use between 2023 - 2027 - 10/10/2024

- Please Quote Ref: JJ1194
- Spacious Mid Terrace Home
- Ideally First Time Purchase of Downsize
- Short Walk to Birchington Square and Station (0.7 miles)
- Three Bedrooms
- Generous Living/Dining Room
- Kitchen
- South Westerly Facing Garden
- Garage & Driveway
- No Onward Chain

