



**Guide Price**  
**£375,000**

**Freehold**

3x  1x  2x 

**Detling Avenue,  
Broadstairs, Kent, CT10**

*Wards*  
Helping you move forwards





## Main features

- Being sold chain free and ready to move into
- Detached with plenty of off road parking
- Single Garage and side access
- Sunny rear garden
- In need of some modernisation

## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
W/C  
Dining Area: 12'6 x 7'2 (3.81m x 2.19m)  
Kitchen : 11'3 x 9'0 (3.43m x 2.75m)  
Lounge : 18'4 x 10'6 (5.59m x 3.20m)  
Conservatory : 11'7 x 10'4 (3.53m x 3.15m)

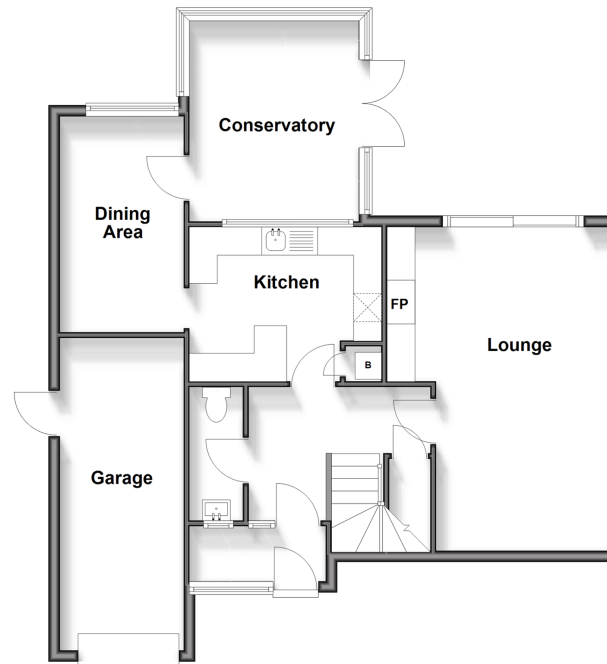
### FIRST FLOOR

Landing  
Bedroom 2: 11'2 x 10'9 (3.41m x 3.28m)  
Bedroom 1: 13'7 x 9'5 (4.14m x 2.87m)  
Bedroom 3: 10'8 x 8'7 (3.25m x 2.62m)  
Family Bathroom

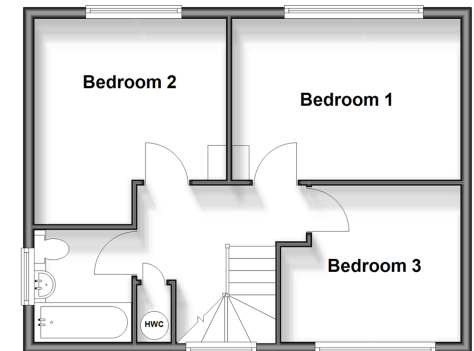
### OUTSIDE

Garage  
Front Garden  
Rear Garden

**Ground Floor**  
Approx. 78.1 sq. metres (840.5 sq. feet)



**First Floor**  
Approx. 43.8 sq. metres (471.4 sq. feet)



**Call Broadstairs - 01843 602546 ■ wardsof Kent.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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