





Terence Painter
ESTATE AGENTS

- No Forward Chain!
- Spacious Detached Bungalow
- Three Bedrooms
- 20'3" L Shaped Lounge/Diner
- Landscaped Front Garden with Driveway
- Generous Corner Plot
- Off Street Parking & Garage
- Shower Room/W.C.
- Private Rear Garden

8 Caroline Crescent, Broadstairs, Kent. CT10 2XB.

Freehold £400,000

NO FORWARD CHAIN - A SPACIOUS THREE BEDROOM DETACHED BUNGALOW ON A BEAUTIFULLY LANDSCAPED CORNER PLOT LOCATED IN SOUGHT AFTER CAROLINE CRESCENT!

This lovely detached bungalow is being offered to the market with no forward chain and has much to offer. Internally the property benefits from an enclosed porch, welcoming hallway, 20'3" L-shaped lounge/diner, kitchen with integrated appliances and access to rear garden, well appointed shower room and three double bedrooms.

Externally the property impresses further with its substantial corner plot, boasting an abundance of curb appeal and features a large lawned area to the front and mature hedged borders. The rear garden offers a patioed seating area immediately to the rear of the property, with lawned and hedged surround. There is also a garage and a secondary lawned garden area, accessible from the main garden that is completely private.

The bungalow is located in the heart of the picturesque village of St Peters within a short stroll to the local shops, restaurants and pubs. The seaside town of Broadstairs with its bustling high street, picturesque beaches and train station is located within a mile of the property.

Call the Agents Terence Painter on 0`843 866866 to arrange your viewing appointmen

INTERNAL

Entrance Porch

2.32m x 1.15m (7' 7" x 3' 9") Entrance into the porch is gained via a UPVC door, the porch has three double glazed windows, exposed brick surround, frosted UPVC door into property and tiled flooring.

Hallway

3.38m x 2.19m (11' 1" x 7' 2") The hallway features a loft hatch, radiator and carpeted flooring. Doors leading to lounge/diner, bedrooms and shower room/w.c.

Lounge/Diner

6.19m x 4.70m (20' 4" x 15' 5") The double aspect lounge/diner benefits from a double glazed bow window to front and a double glazed window to side, feature fireplace, two radiators and carpeted flooring. Door to:

Kitchen

4.60m x 2.70m (15' 1" x 8' 10") The kitchen features a double glazed window overlooking the rear garden, double glazed frosted UPVC door to rear garden, high and low level fitted kitchen units, integrated fridge-freezer and electric oven with gas hob and extractor hood over. There is space and plumbing for a washing machine and dishwasher, ceramic sink unit inset to countertops, tiled walls and flooring.

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Principal Bedroom

3.76m x 3.07m (12' 4" x 10' 1") The principal bedroom has a double glazed window to front, radiator and carpeted flooring.

Bedroom Two

3.26m x 2.72m (10' 8" x 8' 11") Bedroom two has a double glazed window to front, radiator, fitted wardrobe and carpeted flooring.

Bedroom Three

3.06m x 2.69m (10' 0" x 8' 10") Bedroom three features a double glazed window to rear, radiator and carpeted flooring.

Shower Room/W.C.

2.17m x 1.67m (7' 1" x 5' 6") The shower room has a double glazed frosted window to rear, corner shower cubicle, low level w.c, wash hand basin, radiator, tiled walls and laminate flooring.

EXTERNAL

Front Garden

Beautifully landscaped front garden featuring a large lawned area and mature hedged borders, there is a side access gate, driveway for multiple cars and a garage.

Rear Garden

The rear garden benefits from a patioed seating area immediately to the back of the property with a landscaped and lawned surround. There is a further, enclosed section of garden that is lawned and completely private.

Garage

4.81m x 2.53m (15' 9" x 8' 4") Personal door from rear garden. Up and over door to front. Window to rear. Power and lighting.

Council Tax Band - E.

Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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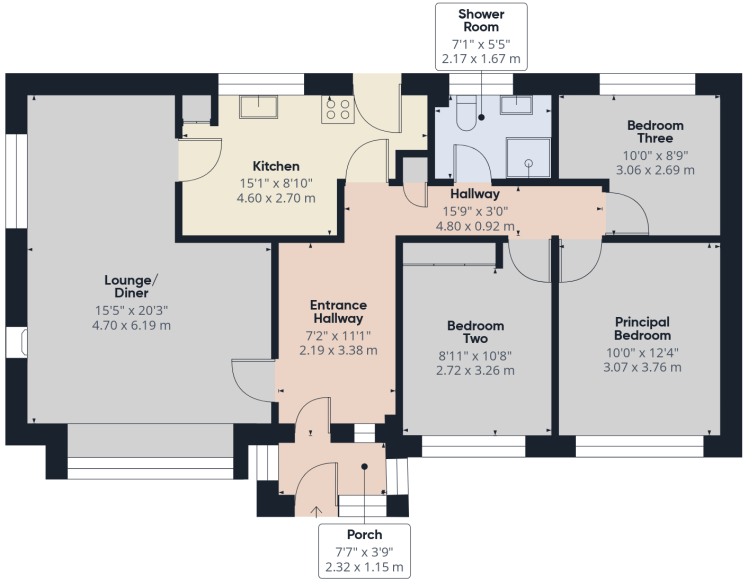
Viewing strictly by prior appointment with the Selling Agents

TERENCE PAINTER.

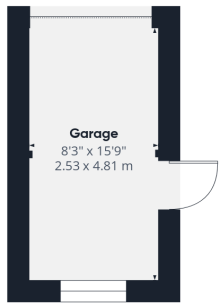
Email: **sales@terencepainter.co.uk**

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area(1)

1047 ft²

97.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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