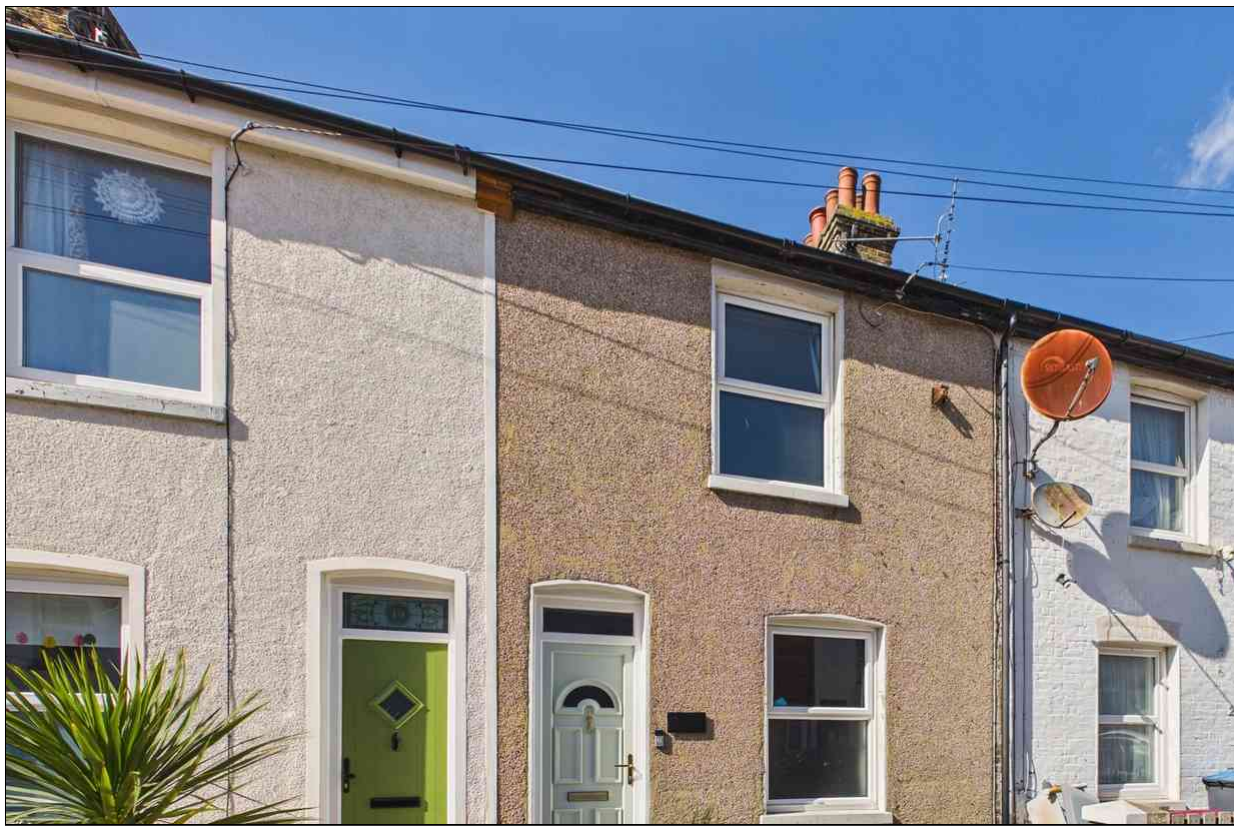




Terence Painter

ESTATE AGENTS

- Perfect First Time Buy
- Terraced House
- Two Bedrooms
- 21'5" Lounge/Diner
- Kitchen with Integrated Appliances
- West Facing Rear Garden
- 13'0" Principal Bedroom
- Quite Cul de Sac Location
- Close to Shops & Schools



21 Afghan Road, Broadstairs, Kent. CT103DT.

Freehold £240,000

Being offered to the market is this two bedroom mid terrace home in the sought after St. Peters location, ideal for first time buyers!

This home has been much loved by the current vendors who have maintained it to an impressive standard throughout. Internally the property boasts a 21", double aspect lounge/diner, kitchen with integrated appliances, family bathroom & two double bedrooms.

Externally the front of the property benefits from great curb appeal and to the rear offers a generously sized, westerly facing garden with a hardstanding seating area and a homemade, sheltered bar.

This is an exciting opportunity for a first time buyer to acquire this well presented and spacious mid terraced home. Situated in the village of St Peters offering a traditional village lifestyle with a variety of independent shops, public house's, Co-op supermarket and a chemist. The village is also served by a good selection of schools, doctors and a dental practice.

Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing!

INTERNAL

Lounge/Diner

6.54m x 3.99m (21' 5" x 13' 1") Entrance into the property is gained via a UPVC frosted glazed door. You are greeted with an open porchway with downlights and carpeted flooring, that opens into the lounge diner featuring a double glazed window to front, log burner, two radiators, double glazed French doors to rear garden and carpeted stairs to first floor.

Kitchen

2.60m x 2.05m (8' 6" x 6' 9") The kitchen benefits from a double glazed window to the side and a double glazed UPVC door to the rear garden. There are also high and low level fitted units, integrated fridge-freezer and electric oven with a gas hob and an extractor fan, space and plumbing for a washing machine, ceramic sink unit inset to countertops, tiled walls and wood effect flooring.

Bathroom

2.01m x 1.64m (6' 7" x 5' 5") The bathroom has a frosted double glazed window to the side and a double glazed frosted window the rear, panelled bath with shower attachment, low level w.c, radiator, wash hand basin, downlights and tiled walls.

Landing

0.85m x 0.77m (2' 9" x 2' 6") Carpeted stairs and a loft hatch.

Principal Bedroom

3.97m x 3.18m (13' 0" x 10' 5") Featuring a double glazed, half frosted window to the front, radiator and carpeted flooring.

Bedroom Two

3.18m x 3.15m (10' 5" x 10' 4") Bedroom two has a double glazed window overlooking the rear garden, radiator, cupboard housing gas fired boiler and carpeted flooring.

EXTERNAL

Rear Garden

This home benefits from a westerly facing rear garden, with a good size lawned area and a hardstanding seating area. There is also a sheltered homemade bar with wall mounted lighting.

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£240,000

Front Garden

This property has a little space to the front with a low level wall, gate and bin storage space. There is unrestricted on street parking directly outside the property.

Council Tax Band - B.

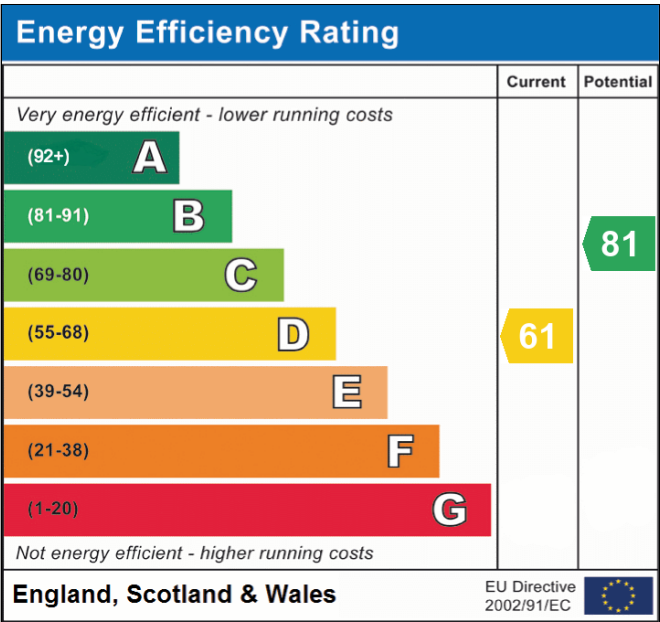
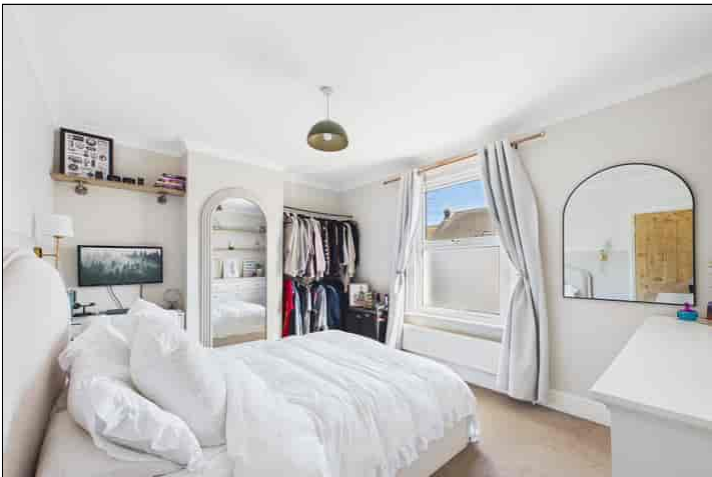
Anti-Money Laundering Checks

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.



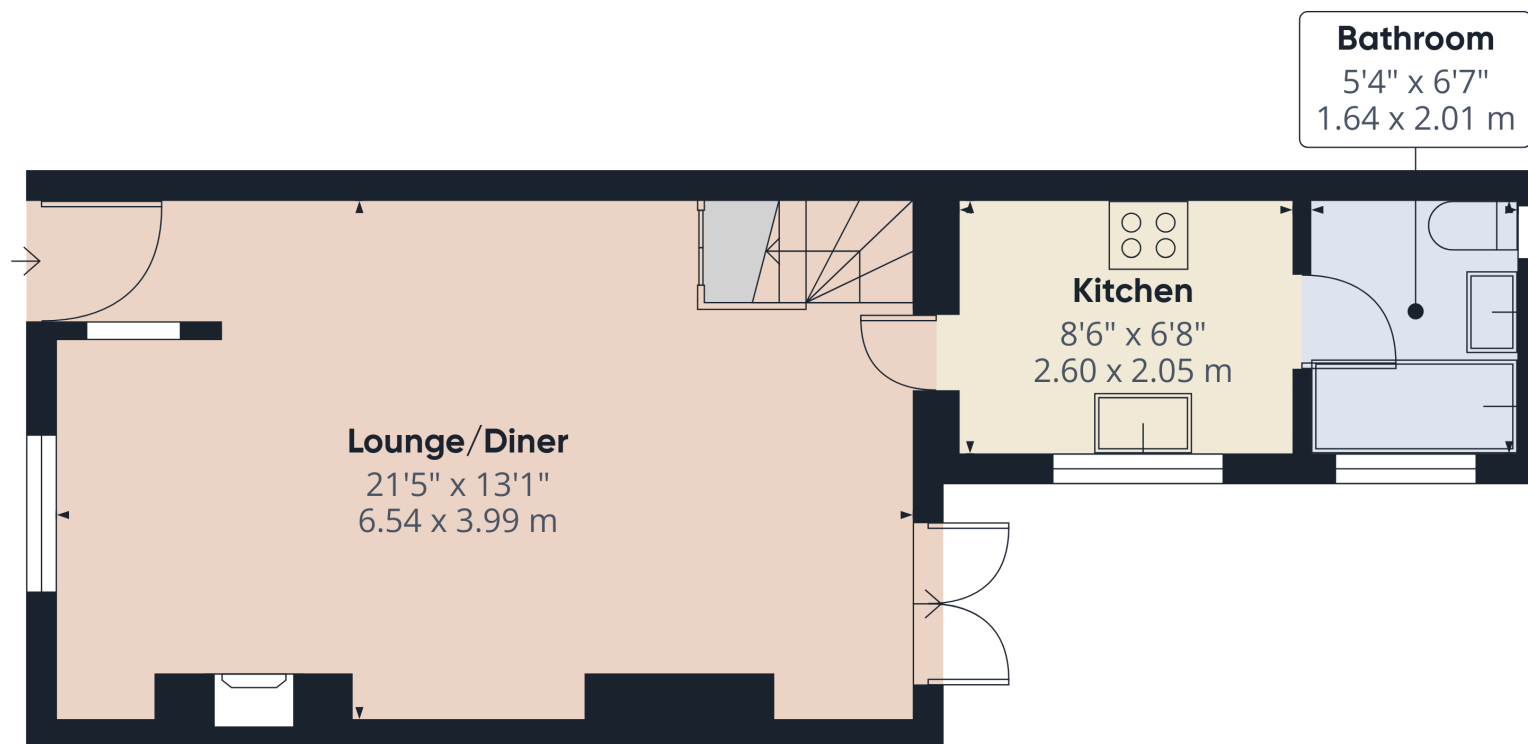
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£240,000



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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Approximate total area⁽¹⁾

366 ft²
34 m²

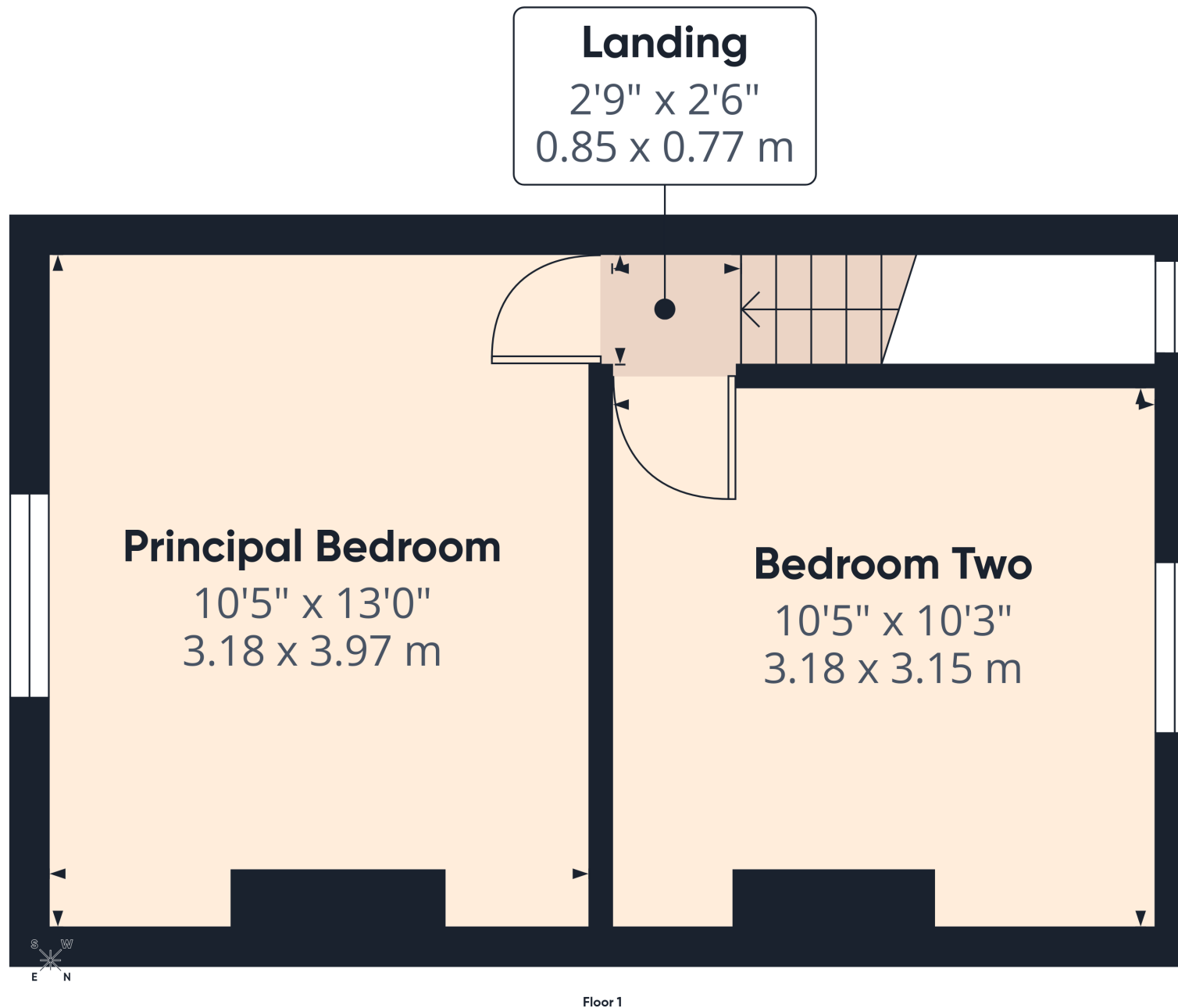
(1) Excluding balconies and terraces

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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£240,000



Approximate total area⁽¹⁾

245 ft²
22.8 m²

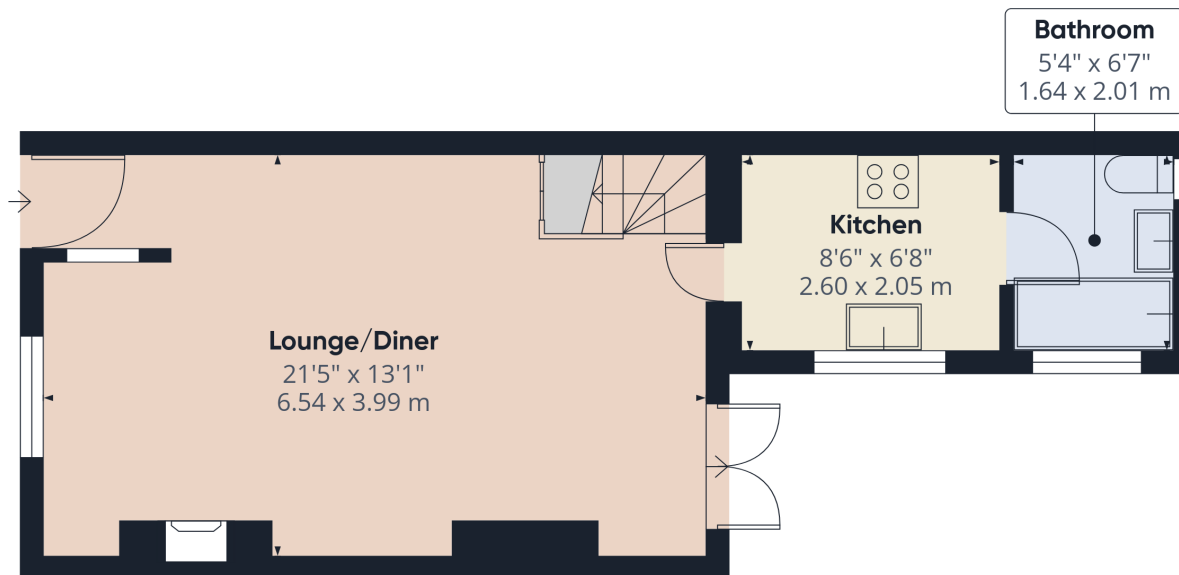
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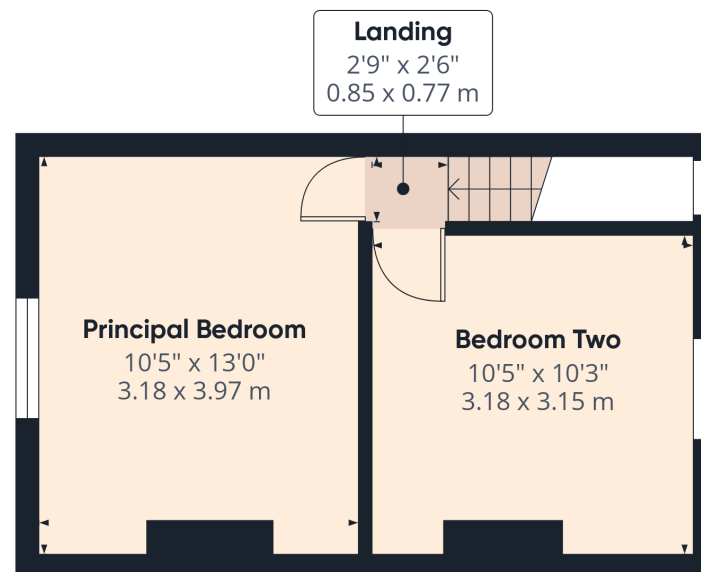
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
611 ft²
56.8 m²

(1) Excluding balconies and terraces

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