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0.75% +VAT for selling
£199 +VAT for letting

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



Hugin Avenue, St Peters Broadstairs
£182,500



- Semi-detached Family Home
- Three good sized bedrooms
- Large Lounge / Diner
- Modern fitted Kitchen
- Additional Reception / office / Utility room
- Double glazing
- Gas fired central heating
- Large rear Garden and Off Street Parking

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

IDEAL FAMILY HOME SITUATED IN THE POPULAR ST PETERS AREA OF BROADSTAIRS.

This semi detached home offers good sized family accommodation and is located close to local bus routes, Schools and amenities. On the ground floor there is a large lounge / diner with double glazed bay window to front and double glazed sliding patio doors leading out into the rear garden. The kitchen is well fitted with a range of modern wall and base units and also boasts a larder cupboard. Leading off the kitchen there is a further reception room which could be utilised as an office, play room or utility room. Upstairs there are three good sized bedrooms with two doubles and a large single. A modern family bathroom also leads off the landing. Outside there is a large rear garden which is well stocked with various trees, shrubs and flower borders along with patio areas. To the front of the property there is gated off street parking and walled perimeter. The current owner has lived in the property for many years and in recent years added double glazing and a modern combination boiler.

Entrance - UPVC double glazed front door leading to;

Hallway - Stair case leading to front door with under stairs storage cupboard, frosted double glazed window to front, laminate flooring, radiator, doors to principle rooms.

Lounge / Dining Room 7.37m (24'2") x 3.35m (11'0") - Double glazed bay window to front, Chimney breast with inset gas fire and tiled hearth, double radiator (Lounge area) further single radiator (Dining Area), laminate flooring, coved ceiling, double glazed sliding patio doors leading to rear garden.

Kitchen 3.15m (10'4") x 2.62m (8'7") - Range of modern wall and base units with single drainer one and a half bowl sink unit and mixer taps, and work surfaces over. Integrated electric oven and four ring gas hob with stainless steel extractor hood over. Part tiled walls, tiled floor, double glazed window to side. Wall mounted combination boiler, Walk in larder cupboard with shelving and double glazed window to side. Door leading to;

Reception / Office / Utility 2.92m (9'7") x 2.74m (9'0") - Dual aspect double glazed windows, UPVC double glazed door leading to side. Vinyl flooring, ceiling strip light, wall mounted hand basin with local tiling and wall mounted electric shower over.

Landing - Double glazed window to side, loft hatch, laminate flooring, doors leading to all rooms.

Bedroom One 3.66m (12'0") x 2.95m (9'8") - Plus built in wall to wall wardrobes with matching cupboards over, double glazed window to front, coved ceiling, radiator, laminate flooring.

Bedroom Two 3.48m (11'5") x 3.20m (10'6") - Double glazed window to rear, built in airing cupboard with shelving, radiator, laminate flooring.

Bedroom Three 2.62m (8'7") x 2.44m (8'0") - Double glazed window to rear, radiator, laminate flooring.

Bathroom - Suite comprising; panelled bath with shower over, low level w.c and matching hand basin, part tiled walls, double glazed frosted window to front.

Rear Garden - Large rear garden with lawn and separate patio area, well stocked with trees, shrubs and flower borders, panelled fencing to three sides, gate and access to side.

Front Garden - Gated drive with off street parking, Various shrubs and flower borders, walled perimeter.



Ground Floor
Approx. Floor
Area 560 Sq Ft
(62.0 Sq M.)

1st Floor
Approx. Floor
Area 468 Sq Ft
(43.5 Sq M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Possible	Current	Possible
A	B	B	C
41	47	41	47

