

 **01843 80 80 88**

**0.75% +VAT for selling**

**£199 +VAT for letting**

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



**Bradstow Way, Broadstairs**  
**£259,995**



- Period property undergoing complete refurbishment
- Sought after Broadstairs location
- Close to town centre, shops, beaches & train station
- Offered with NO FORWARD CHAIN
- Three bedrooms
- Family Bathroom and separate toilet

**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.

YOU CAN USE YOUR IMAGINATION! ..... A SEMI DETACHED PROPERTY IN THE HEART OF BROADSTAIRS CURRENTLY UNDERGOING COMPLETE RENOVATION. Xpert Agents are pleased to be offering this family home in one of Broadstairs most sought after locations, Bradstow Way.

Ideally located for Broadstairs town centre, Sandy beaches and amenities this property in Bradstow Way is also just a short walk away from the train station so its also ideal for the commuter. The current owners have advised us that this classic semi-detached house will undergo complete modernisation. Including a brand new kitchen and bathroom, new double glazing and central heating system and decorating throughout.

Accommodation currently comprises; Entrance hall with door leading to a front aspect lounge, rear aspect dining room, rear aspect kitchen with door leading to rear garden, landing with doors leading to all rooms, front aspect double bedroom, rear aspect double bedroom and front aspect single bedroom. Also located off the landing is the bathroom which is rear aspect and separate WC. The rear garden measures approximately 50ft and there is a walled and fenced front garden which has potential for off street parking (Subject to the relevant planning permission and curb being dropped).

The property is offered with no forward chain. Viewing is by appointment only. Please contact xpertagents on: 01843 808088

>>> Draft details <<<

#### Entrance

#### Hallway

#### Lounge

4.52m (14'10") x 3.56m (11'8")

#### Kitchen/ Dining Room

#### Landing

#### Bedroom One

4.27m (14'0") x 2.97m (9'9")

#### Bedroom Two

3.96m (13'0") x 2.97m (9'9")

#### Bedroom Three

2.34m (7'8") x 2.13m (7'0")

#### Bathroom

#### Separate WC

#### Garden

15.24m (50'0") x 11.58m (38'0")

#### Energy Performance Certificate



Head Office: Xpert Agents, Kent Tel House, Continental Approach,  
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