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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



47 Swinburne Avenue, Broadstairs
£ 279,995



- Spacious 4 bedroom semi
- Popular location
- Fitted kitchen

- Close to Town, Schools and Beach
- Two reception rooms
- Large rear garden

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.

Draft Details! Xpert Agents are proud to be marketing this spacious four bedroom semi detached home in the popular Swinburne Avenue, Broadstairs. The property has generous accommodation including 4 bedrooms, family bathroom, lounge, dining room, downstairs w.c., fitted kitchen and a large rear garden that is ideal for Summer parties and relaxing. There is potential for off street parking to the front (subject to the relevant planning consent). The beautiful Broadstairs town center is a short walk away as is the popular Viking Bay. Those with children will also find that there are a number of schools close by catering for all age ranges. Viewing is a must to appreciate all on offer. Call today.

Entrance Hall

Front door in to reception porch with quarry tiled floor, inner door in to entrance hall with laminate flooring, under stairs storage cupboards x2, picture rail, dado rail, doors to:

Lounge 4.75m (15'7") x 4.14m (13'7") in to bay and recess

Character fire place with cast iron solid fuel burner, laminate flooring, picture rail, radiator, double glazed triple aspect bay window to front.

Dining Room 4.72m (15'6") x 3.25m (10'8")

Feature open fire place, radiator, picture rail, laminate flooring, dado rail, double glazed door to garden, coving.

Cloakroom

Low level w.c., part tiled walls, laminate flooring, window to side.

Kitchen 3.78m (12'5") x 2.90m (9'6")

Fitted range of matching wall and base units with work surface over, inset stainless steel drainer unit with mixer taps over bowl, 5 ring stainless steel "indesit" range cooker with stainless steel splash back and extractor hood over. Tiling to splash back, space and plumbing for washing machine, dish washer and fridge/freezer. Double glazed window to rear and double glazed door to garden

First Floor Landing

Staircase from entrance hall, loft access, doors to

Bedroom 1 4.85m (15'11") x 4.14m (13'7") in to bay and recess

Double glazed bay window to front, radiator, cast iron feature fire place, picture rail, exposed wood floor boards.

Bedroom 2 3.78m (12'5") x 3.25m (10'8")

Exposed floor boards, picture rail, radiator, wash hand basin, double glazed window to rear over looking the garden, double glazed door to balcony.

Balcony

over looking the garden with fenced guard

Bedroom 3 2.92m (9'7") x 2.74m (9'0")

Character fire place, cupboard housing boiler, radiator, double glazed window over looking rear.

Bedroom 4 2.31m (7'7") x 2.13m (7'0")

Double glazed window to front, radiator.

Bathroom

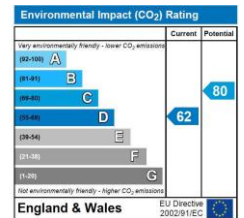
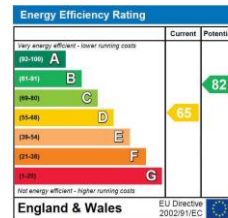
Panelled bath with mixer taps and shower extension, pedestal wash hand basin, low level w.c., radiator, glazed window overlooking side, fully tiled walls

Garden

Mainly laid to lawn with established trees and flower beds, decked patio area with Summer House, brick built store room, side access, out side tap, patio area.

Front Garden

Concrete to front (ideal for off street parking subject to the relevant planning consent.)



Head Office: Xpert Agents, Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent, CT9 4JG

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