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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



Fairacre, Broadstairs £895



- Sought after cul de sac location in Broadstairs
- Larger than average Semi-detached family home

- Good decorative order throughout
- Close to schools for all ages
- Good decorative order throughout

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.

Xpert Agents are proud to offer this larger than average semi detached three bedroom family home located in a sought after cul de sac in Broadstairs. Schools for all ages are all within easy walking distance and Broadstairs town centre, train station and sandy beaches are also close by. Internal benefits include, 26ft kitchen/dining room, 22ft living room, enclosed garden as well as off street parking to front, bathroom and separate WC. An internal inspection is highly recommended to appreciate the accommodation and location on offer.

Entrance Hall Via double glazed entrance door, double glazed windows to front and side, staircase leading to first floor, doors to -

Living Room 22' 1" x 11' 4" (6.73m x 3.45m) Double glazed sliding patio doors leading to rear leading through to garden, double glazed window to front, double radiator, dado rail, feature fire surround and gas point (currently not working), TV point, telephone point.

Kitchen / Dining Room 26' 11" x 11' 0" (8.2m x 3.35m) narrowing to 7ft 10. Measurements include all units, range of matching wall and base units with complementary work surfaces over, single drainer inset into work surface with mixer tap over, space for cooker, under unit lighting, breakfast bar area, space and plumbing for dishwasher and washing machine, under stairs storage cupboard, with lighting, radiator, water softener (located outside), double glazed window and door to rear leading to garden, double glazed window to front, telephone point.

Landing Loft access with pull down loft ladder, airing cupboard housing hot water tank, doors to -

Bedroom 11' 10" x 11' 5" (3.61m x 3.48m) Double glazed window to front, radiator, telephone point.

Bedroom 13' 8" x 11' 1" (4.17m x 3.38m) Narrowing to 7ft 10. Double glazed window to front, radiator.

Bedroom 9' 10" x 8' 4" (3m x 2.54m) Double glazed window to rear, radiator.

Bathroom Matching white suite comprising panelled bath with electric shower over, pedestal wash hand basin, part tiled, radiator, double glazed window to rear.

Separate WC Low level WC, double glazed window to rear.

Outside

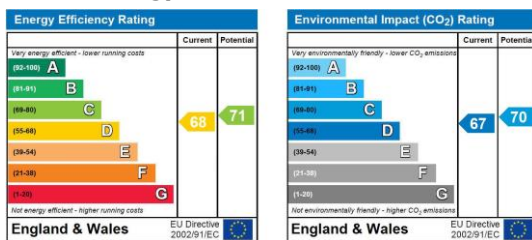
Rear Garden Enclosed, mainly laid to lawn with feature borders stocked with a variety of shrubs and plants, paved patio area, timber storage shed, side pedestrian access, two outside taps, one off the mains and one from water softener.

Front Garden Laid to lawn with feature borders and block paved pathway leading to front door.

Drive Block paved providing off street parking for one car.



Energy Performance Certificate



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

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