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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:



Energy Efficiency Rating	
Current	Potential
87	73
Very energy efficient - lower running costs	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	



12 WALNUT CLOSE, BROADSTAIRS



12 WALNUT CLOSE
BROADSTAIRS

£435,000

- Semi Detached Family Home
- Three Bedrooms
- En Suite & Downstairs WC
- South Facing Garden
- Off Street Parking
- Close To Schools

LOCATION

The sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre. Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs. Broadstairs benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.

ABOUT

THREE BEDROOM SEMI DETACHED FAMILY HOME WITH SUNNY ASPECT GARDEN!!

Miles and Barr are delighted to bring to market this beautifully presented three bedroom family home. Located on Walnut Close, this property is ideal for buyers who are looking to be close to amenities, transport links and local schools. Found in a quiet cul-de-sac, this property is access via a low maintenance front garden and comprises an entrance hall leading to a lounge, contemporary fitted kitchen diner, generous conservatory and downstairs WC. The first floor offers three very well proportioned bedrooms serviced by a family bathroom and en suite to master. Externally the property benefits from off street parking for two cars and a low maintenance, south facing garden. In our opinion this property is perfect for a range of buyers including those looking to upsize to a turnkey family home, or those looking for a holiday home by the sea.

Please call Miles and Barr on 01843 888444 to arrange an internal viewing.

DESCRIPTION

Entrance

Entrance Hall

Lounge 17'1 x 12'8 (5.21m x 3.86m)

Kitchen Diner 11'6 x 16'6 (3.51m x 5.03m)

Conservatory 13'5 x 13'4 (4.09m x 4.06m)

WC

First Floor

Master Bedroom 11'1 x 9'5 (3.38m x 2.87m)

En Suite

Bedroom Two 11 x 8'3 (3.35m x 2.51m)

Bedroom Three 7'9 x 7'8 (2.36m x 2.34m)

Bathroom 6'9 x 6'4 (2.06m x 1.93m)

