

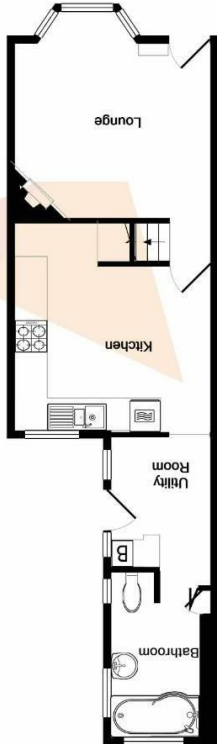
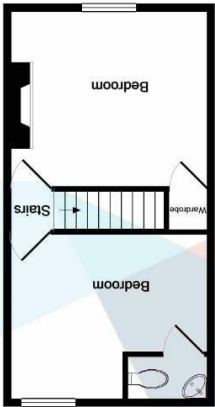
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any 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: www.milesandbarr.co.uk/referral-fee-disclosure



Energy Efficiency Rating		
Current	Potential	
67	88	Very energy efficient - lower running costs
		A (93 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (43-54)
		F (21-42)
G (1-10)	Very energy efficient - higher running costs	
	EU Directive 2002/91/EC	
England & Wales		



1ST FLOOR
APPROX FLOOR AREA 27.5 SQ.M.
(296 SQ.FT.)
TOTAL APPROX FLOOR AREA 66.2 SQ.M. (713 SQ.FT.)
Made with Metropix 6/2020



37 MAGDALA ROAD
BROADSTAIRS



37 MAGDALA ROAD
BROADSTAIRS

£205,000

- Two Bedroom Mid Terrace
- St Peters Location
- No Chain
- Two Double Bedrooms
- Perfect First Time Buy/Investment
- Utility Room
- En Suite WC To Master Bedroom
- Close To Train Station

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 82 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

ATTRACTIVE TWO BEDROOM MID-TERRACE HOUSE SITUATED JUST A SHORT WALK FROM BROADSTAIRS AND ST PETER'S HIGH STREET WITH NO ONWARD CHAIN!

Miles and Barr are delighted to bring to the market this wonderful two bedroom home which makes a perfect buy for first time buyers, Investors or even young families, it's situated in the St Peter's village and within the catchment area of several highly regarded infant, primary and grammar schools. On the ground floor, living spaces consists of a front lounge, kitchen, utility room and there is also a bathroom to the rear. From the kitchen there is access to the low maintenance rear garden. On the first floor, accommodation consists of two large double bedrooms with one bedroom benefitting from an en-suite WC.

VIEWINGS ARE HIGHLY RECOMMENDED, CALL MILES AND BARR TODAY ON 01843 888444 TO ARRANGE YOUR VIEWING NOW!

DESCRIPTION

Entrance Hallway
Lounge 13'8 x 12'7 (4.17m x 3.84m)
Kitchen 12'9 x 12'7 (3.89m x 3.84m)
Utility Room 9'3 x 6'3 (2.82m x 1.91m)
Bathroom 10'5 x 5'8 (3.18m x 1.73m)
First Floor
Landing
Bedroom One 12'3 x 11 (3.73m x 3.35m)
Bedroom Two 12'4 x 10'1 (3.76m x 3.07m)
WC

