



**TMS**

ESTATE AGENTS



**Magdala Road, Broadstairs**  
**Offers In The Region Of £240,000**



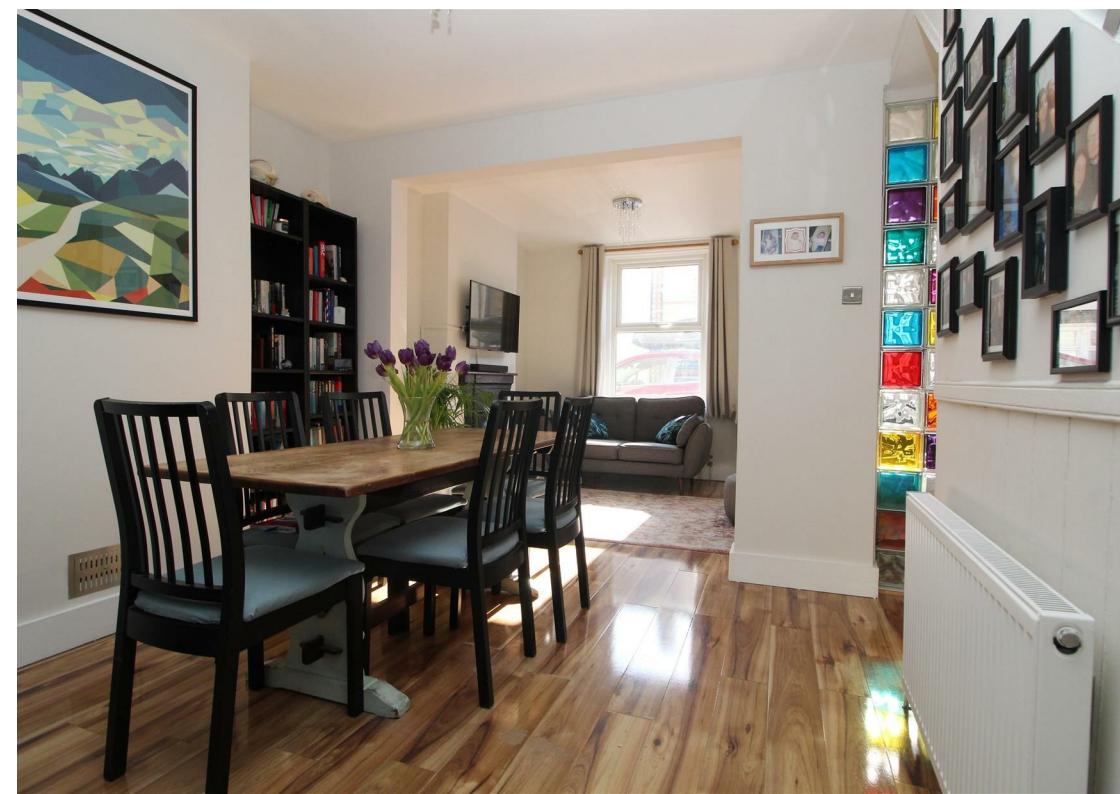
Nestled on the charming Magdala Road in Broadstairs, this beautifully presented terraced house offers a delightful blend of comfort and convenience. With two spacious reception rooms, this property is perfect for both relaxation and entertaining. The two double bedrooms provide ample space for rest, making it an ideal home for couples or small families.

The well-appointed bathroom adds to the practicality of the home, ensuring that all your needs are met. The property is situated within a sought-after catchment area for schools, making it an excellent choice for families looking to provide their children with quality education.

In summary, this terraced house on Magdala Road is a wonderful opportunity for anyone seeking a stylish and well-located home in Broadstairs. With its attractive features and prime location, it is sure to appeal to a variety of buyers.

Location is key, and this house does not disappoint. It is conveniently close to Broadstairs train station, providing easy access to nearby towns and cities, perfect for commuters or those who enjoy exploring the beautiful Kent coastline.

Don't miss out! Homes like this don't stay on the market for long. Call TMS Estate Agents today and let's get you moving! Available 7 days a week!





Lounge  
13'10" x 9'9" (4.24 x 2.99)

Dining Room  
13'10" x 10'8" (4.24 x 3.26)

Kitchen/Breakfast Room  
13'10" x 9'8" (4.24 x 2.95)

Bathroom  
8'7" x 7'5" (2.62 x 2.28)

## FIRST FLOOR

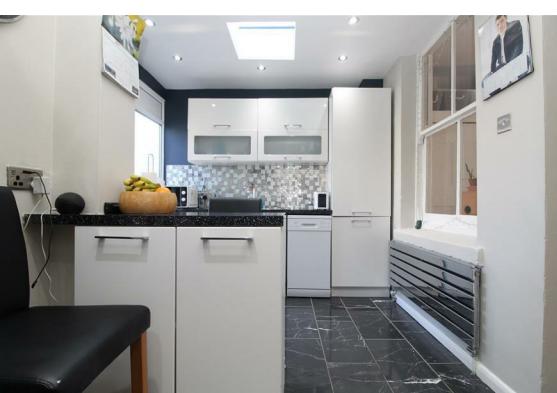
Main Bedroom  
13'10" x 9'9" (4.24 x 2.99)

Bedroom Two  
10'9" x 10'8" (3.28 x 3.26)

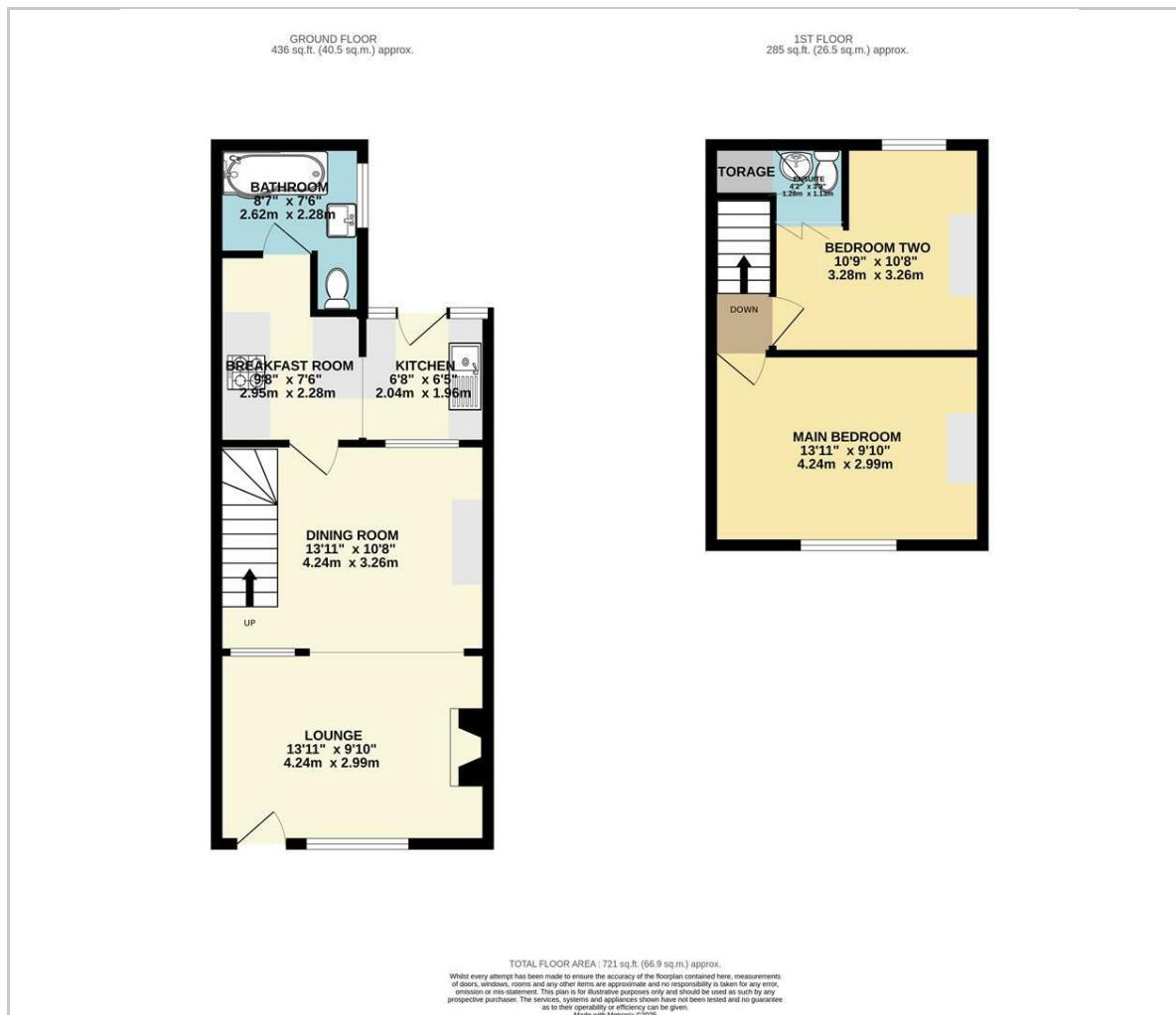
Ensuite  
4'2" x 3'8" (1.28 x 1.13)

## Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



## Floor Plan



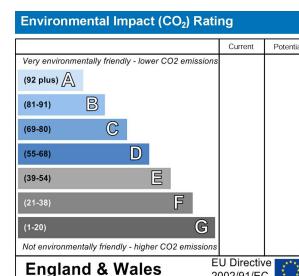
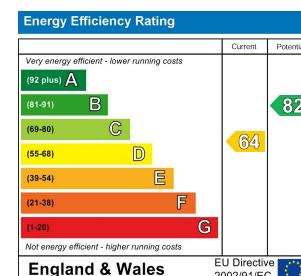
## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.