



**Coronation close, Broadstairs**  
**Offers In The Region Of £250,000**





**PRICED TO SELL!**

Are you a first-time buyer dreaming of those amazing before-and-after Instagram shots? Not ready for a full renovation but eager to infuse a home with your style and love?

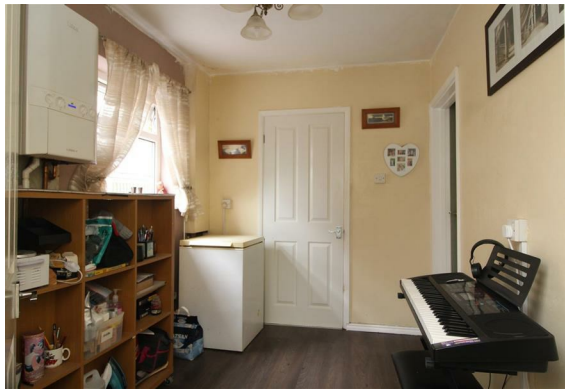
Tucked away in a tranquil cul-de-sac, this two-bedroom semi-detached house is ready for your vision. As you approach, you'll see the property is in great external condition and boasts off-street parking for two vehicles. Step inside through the entrance hall and into the study—perfect for a home office or easily converted into a cosy dining area by opening up the kitchen. The space is versatile and waiting for your creative touch. The galley kitchen offers ample work surfaces and plenty of storage. The 22-foot through lounge/diner is ideal for entertaining, featuring a charming fireplace, large windows that bathe the room in natural light, and double doors leading to the rear garden via the sunroom.

Upstairs, you'll find two spacious double bedrooms and a family bathroom complete with a bathtub, basin, and toilet. The current owner admits after 18 years the property needs a bit of TLC, making it perfect for those looking to put their own stamp on a home.

At the rear, you'll discover a fantastic approximately 90-foot garden to enjoy. It's a sun lover's dream, offering sunshine throughout the day—though, being in England, the sun isn't always guaranteed. Mostly laid to lawn and dotted with mature shrubs, it's waiting for someone to channel their inner Alan Titchmarsh and transform it into a stunning oasis.

Situated in a charming residential area within easy walking distance of Callis Grange Nursery and Infant School and Revolution Skate Park. Additionally, it is conveniently close to St Peter's Recreation Ground. The historic village of St Peters, part of the town of Broadstairs, is nearby and offers a variety of amenities, including quaint shops, traditional pubs, and cosy cafes.

Call TMS to arrange your viewing with one of the team today







### Rental Figures

Our award-winning Lettings department recommends that you can expect to achieve £1200 per calendar month (pcm) for a property like this, providing you with a solid 5.5% yield. We already have a list of qualified and suitable tenants for this property and would have no trouble filling your tenancy. To discuss this further, we can put you in touch with our Lettings team.

### Lounge/ Diner

22'0" x 11'3" (6.73 x 3.43)

### Kitchen

13'3" x 6'6" (4.04 x 1.99)

### Study

9'6" x 7'2" (2.92 x 2.20)

### Sunroom

8'2" x 7'4" (2.50 x 2.24)

### Main Bedroom

17'5" x 9'1" (5.32 x 2.78)

### Bedroom Two

10'11" x 10'3" (3.33 x 3.13)

### Bathroom

7'0" x 6'6" (2.14 x 1.99)





Floor Plan



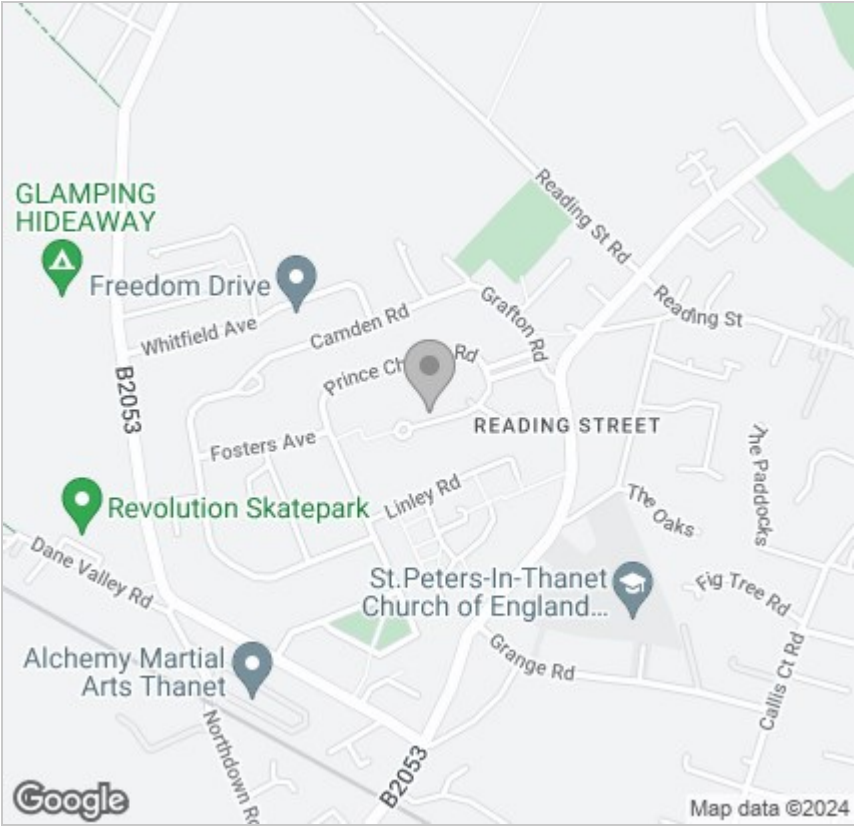
Viewing

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.

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Area Map



Energy Efficiency Graph

