



A charming two-bedroom end of terrace family residence nestled in the heart of Birchington. Conveniently positioned within a short stroll from Birchington's bustling shopping precinct, railway station, esteemed local schools, and an array of essential amenities.

This abode boasts adaptable living spaces spread across two levels. Upon entry, you'll discover the hallway that leads to two reception rooms, the cozy lounge to the front and the spacious dining room to the rear allowing access to the kitchen. The rear garden has rear access and houses a separate room which also has its own W.C giving you the flexibility to work from home or have another area for guests. The first floor houses two double bedrooms and two en-suites giving versatility.

The property is perfect for a first time buy, a place to down size to or holiday let. Having been available as a holiday let previously this property could be perfect for someone to take over as an ongoing business.

Mains Electric, gas, water and sewage.

Council Tax Band: B

Tenure: Freehold

### **Hall**

### **Lounge**

w: 3.5m x l: 3.2m (w: 11' 6" x l: 10' 6")

### **Dining Room**

w: 2.9m x l: 4.4m (w: 9' 6" x l: 14' 5")

### **Kitchen**

w: 1.7m x l: 2.3m (w: 5' 7" x l: 7' 7")

### **Office 1**

w: 3.8m x l: 2.4m (w: 12' 6" x l: 7' 10")

### **FIRST FLOOR:**

### **Bedroom**

w: 3.2m x l: 4.4m (w: 10' 6" x l: 14' 5")

### **En-suite**

w: 0.86m x l: 2.5m (w: 2' 10" x l: 8' 2")

### **Bedroom**

w: 4.3m x l: 3m (w: 14' 1" x l: 9' 10")

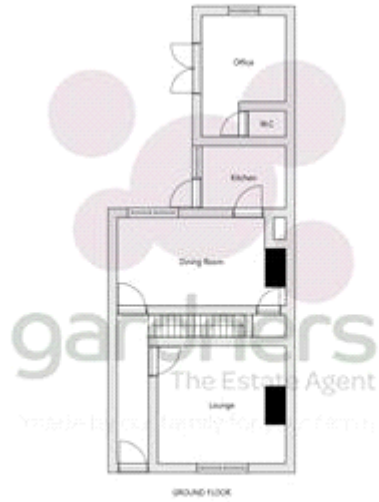
### **En-suite**

w: 1.7m x l: 2.4m (w: 5' 7" x l: 7' 10")

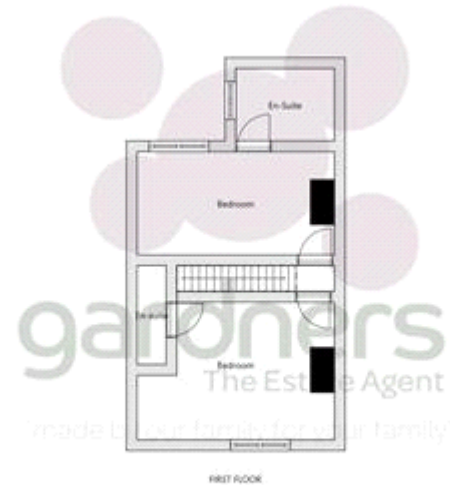
### **Rear Garden**



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



\*\*These floorplans are for illustration purposes only and are not to scale



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.