



GUILDCREST ESTATES



6 Coronation Close, Broadstairs CT10 3DL





GUILDCREST ESTATES

Coronation Close, Broadstairs CT10 3DL

Asking price £315,000

In the catchment area for Callis Grange Nursery and Infant School and St Peters Junior School.

Coronation Close in Broadstairs, this delightful 3 bedroom semi-detached house is a gem waiting to be discovered. Boasting 2 reception rooms, this property offers ample space for both family and working life balance.

The well-proportioned interior features a separate lounge and dining room, a fitted kitchen, gas central heating which the vendor informs us has recently had installed a new combi boiler plus there is double glazing throughout. Upstairs, you'll find 3 generously sized bedrooms along with a family bathroom, providing comfort and privacy for the whole family.

Situated on a large corner plot, the property benefits from three-sided mature gardens that offer a peaceful retreat with lush lawns and hedge screening. Imagine enjoying the summer sun or having a family get together.

Conveniently located near local amenities, good bus routes, and the train station, this home ensures easy access to everything you need. Not to mention, being close to the blue-flagged beaches means you can enjoy seaside strolls and picnics whenever you please.





If you're looking for a family home with space to grow, in a sought-after seaside town, then this property in Broadstairs is the perfect choice. Don't miss out on the opportunity to make this house your home sweet home.

Council Tax Band - B
Freehold
Mains water, sewer, electricity, gas, gas central heating.
Fixed wireless broadband





GUILDCREST ESTATES

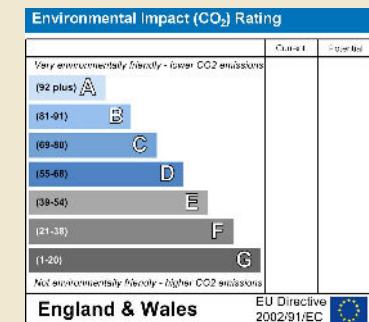
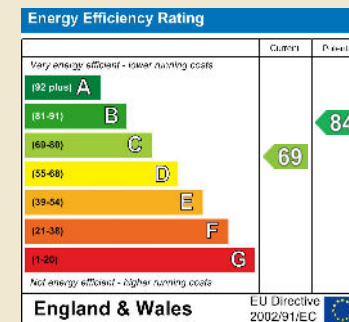
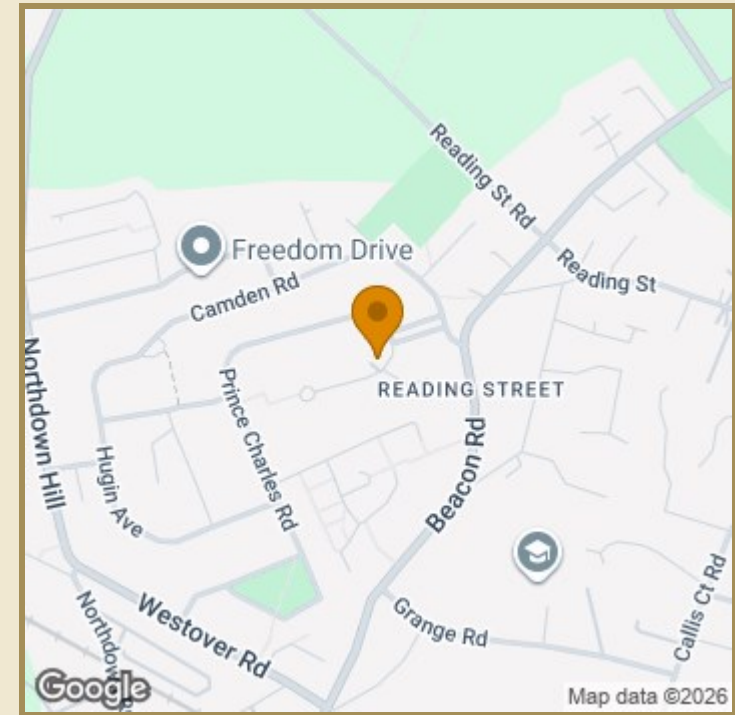
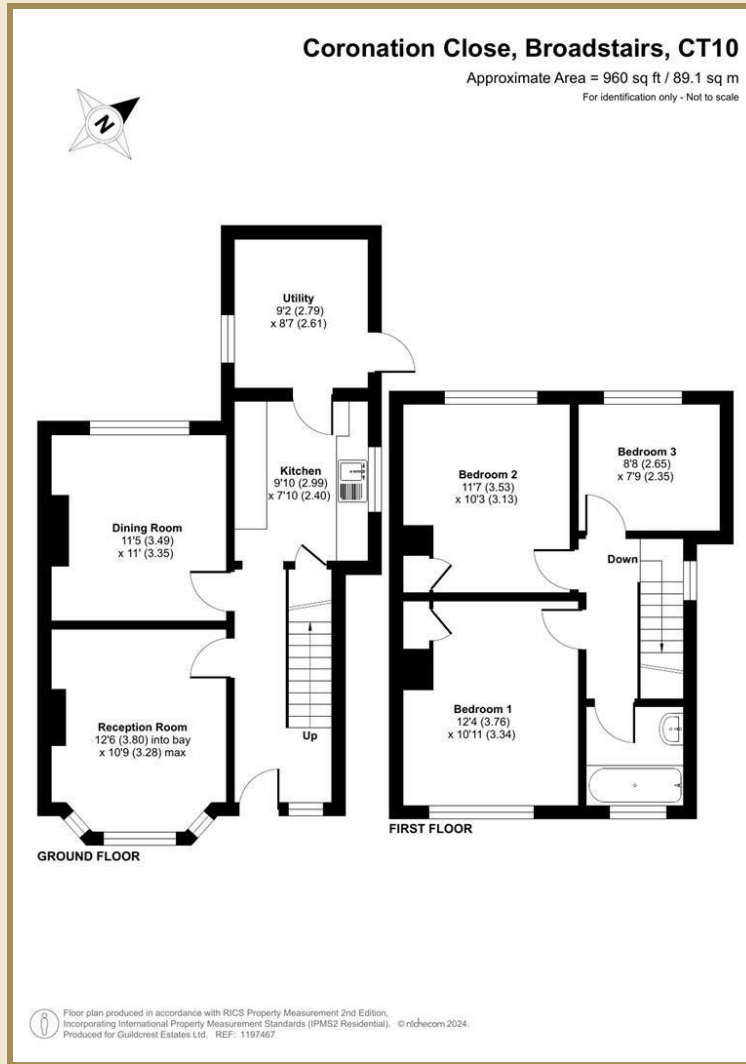
Key Features

- Spacious semi detached house in a popular location
- Large corner plot with scope to extend (STPP)
- Flooded with natural light with large windows throughout
- Bright and spacious lounge and separate dining room
- Spacious kitchen with a useful pantry cupboard
- Two generous double bedrooms and a large single
- The vendor informs us a combi boiler has recently been installed

• **Important Information**
 and side
 Freehold

House - Semi-Detached
 960.00 sq ft
 Council Tax Band B
 EPC Rating C

£315,000



01843 272200 www.guilcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13136084 Registered in England & Wales | VAT Number: 374 4288 71

Disclaimer 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.