



4 St. Benets Road, Westgate-On-Sea CT8 8DP



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GUILDCREST ESTATES

St. Benets Road, Westgate-On-Sea CT8 8DP

**Offers in excess of £300,000**

Welcome to this charming terraced house located on St. Benets Road in the picturesque Westgate-On-Sea. This delightful property boasts three bedrooms, ideal for a growing family or those in need of a home office space. The spacious lounge/dining room offers a great area for entertaining or simply relaxing with loved ones.

One of the standout features of this property is the inviting hot tub nestled in the garden, perfect for unwinding after a long day or hosting enjoyable gatherings with friends. Additionally, the presence of solar panels not only adds an eco-friendly touch but also helps in reducing energy bills, making this home both environmentally conscious and cost-effective.

Situated in close proximity to the local primary school, this house is ideal for families with young children, providing convenience and ease of access to educational facilities. Whether you're looking for a peaceful retreat or a welcoming family home, this gem on St. Benets Road offers a blend of character, comfort, and modern amenities. Don't miss the opportunity to make this property your own and create lasting memories in this lovely abode.





Freehold  
Mains water, sewer, gas, gas central heating,  
electric  
Fixed wireless broadband



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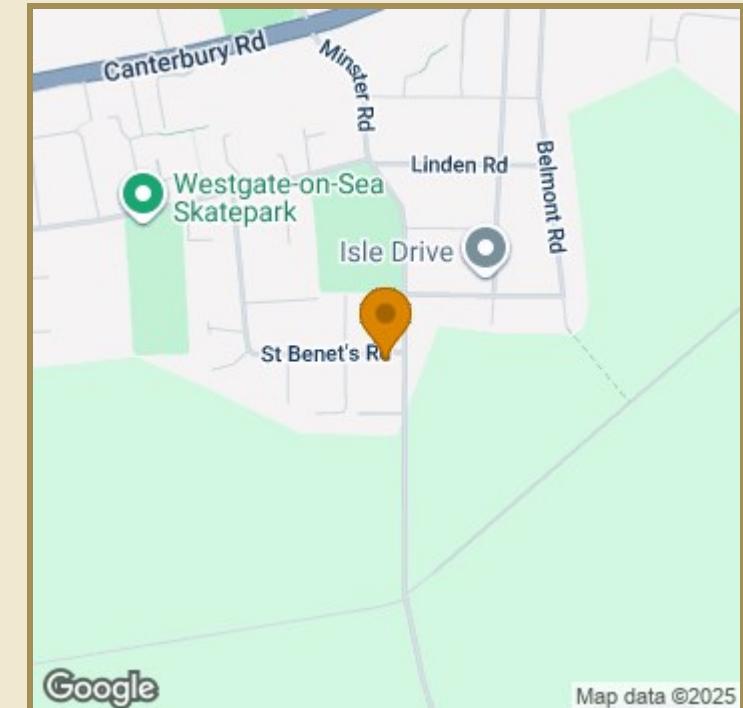
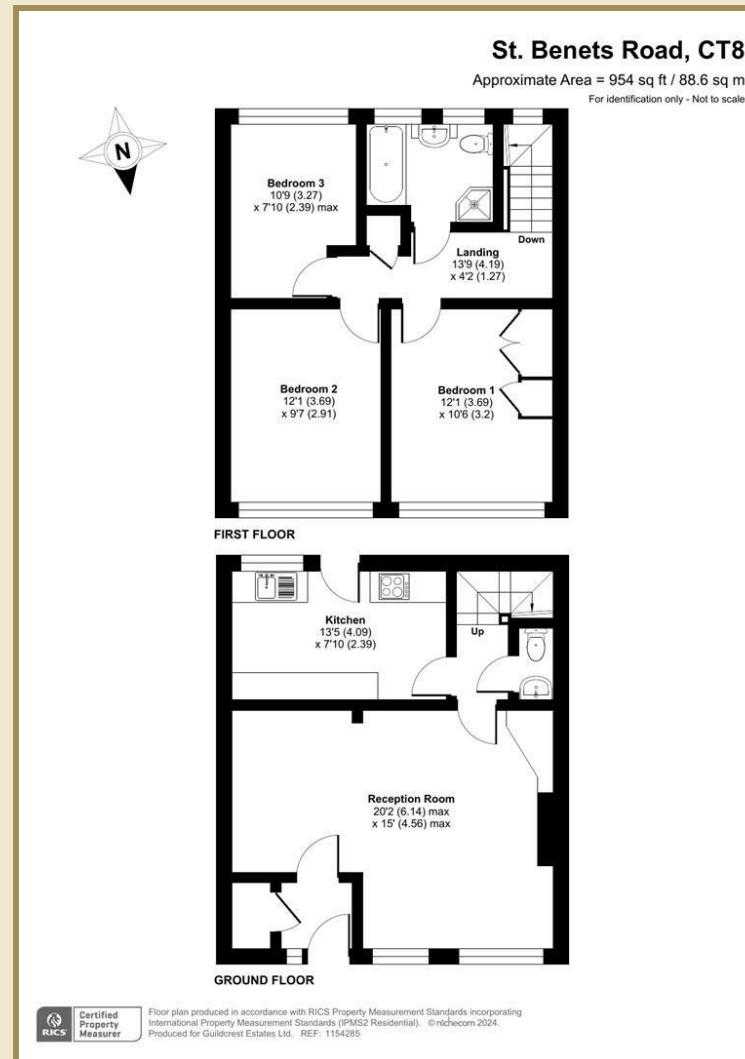
## Key Features

- Council Tax C
- Great size Lounge/Dining Room
- Modern kitchen and bathroom
- Downstairs WC
- Solar panels
- Driveway with parking for 1 vehicle
- Hot tub in the garden
- Close to local schools.
- EPC B

## Important Information

Freehold  
House - Terraced  
sq ft  
Council Tax Band C  
EPC Rating B

£300,000



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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