



71 Rumfields Road, Broadstairs CT10 2PG





GUILDCREST ESTATES

Rumfields Road, Broadstairs  
CT10 2PG

**£315,000**

Positioned on the desirable Rumfields Road in Broadstairs, this immaculate semi-detached house presents an exceptional opportunity for families seeking a modern home. Boasting three well-proportioned bedrooms, this property is designed to cater to the needs of contemporary living.

Upon entering, you are welcomed into a spacious Lounge/dining room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The extended kitchen provides ample space for culinary creativity. This area is not only functional but also enhances the overall flow of the home.

The property features a well-appointed bathroom, ensuring convenience for all family members. Additionally, the garage and driveway provide parking for up to three vehicles, a rare find in many urban settings, making it ideal for families with multiple cars.

Situated close to local schools, this home is perfectly positioned for families with children, offering easy access to quality education. The surrounding area of Broadstairs is known for its lovely coastal scenery and vibrant community, making it a wonderful place to call home.

In summary, this modern semi-detached house





on Rumfields Road is an excellent choice for those seeking a comfortable and stylish family residence in a prime location. With its generous living spaces, convenient parking, and proximity to schools, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your own.

Council Tax Band C

Freehold

Mains water, sewer, electricity and gas with gas central heating  
Fixed wireless broadband



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## Key Features

- Family home
- 3 bedrooms
- Extended kitchen
- Beautifully presented
- Garage and off street parking
- Low maintenance rear garden
- Close to Westwood Cross shopping center
- Council tax band c

## Important Information

Freehold

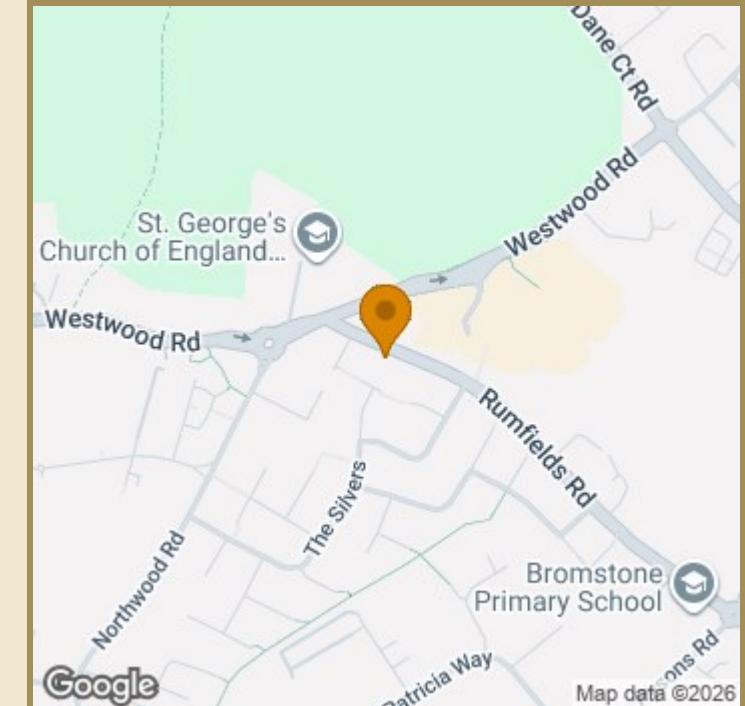
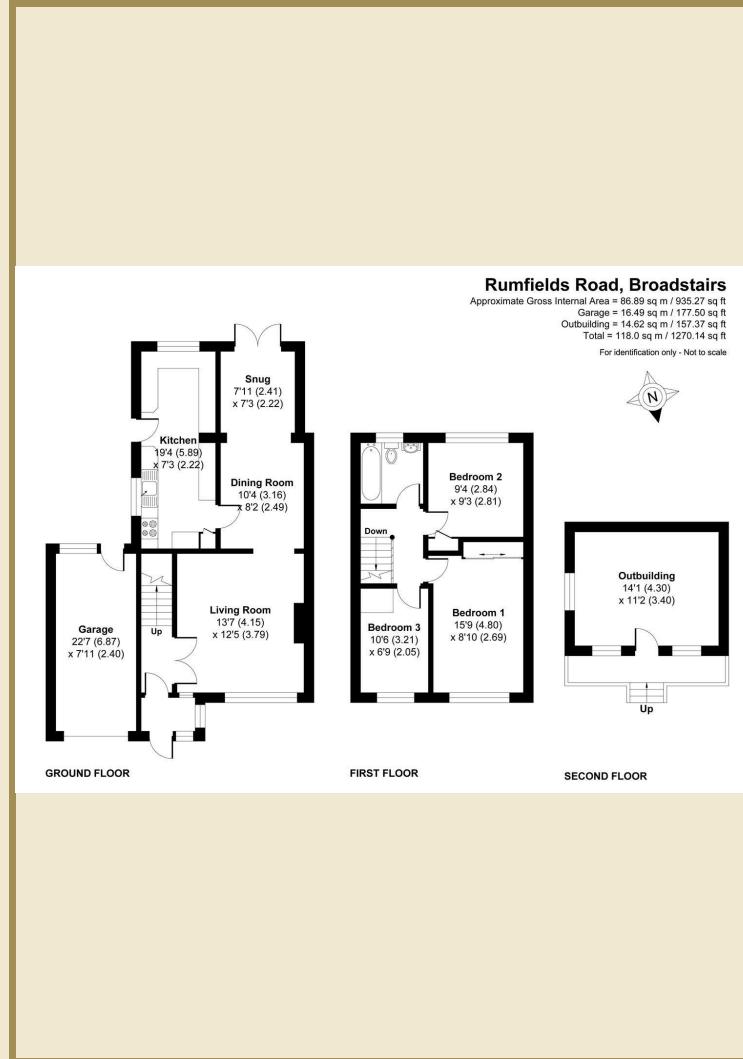
House - Semi-Detached

935.00 sq ft

Council Tax Band C

EPC Rating C

£315,000



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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