



6 Coronation Close, Broadstairs CT10 3DL



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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, and 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



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## 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
- Beautifully kept gardens to the front, rear and side

## Important Information

Freehold

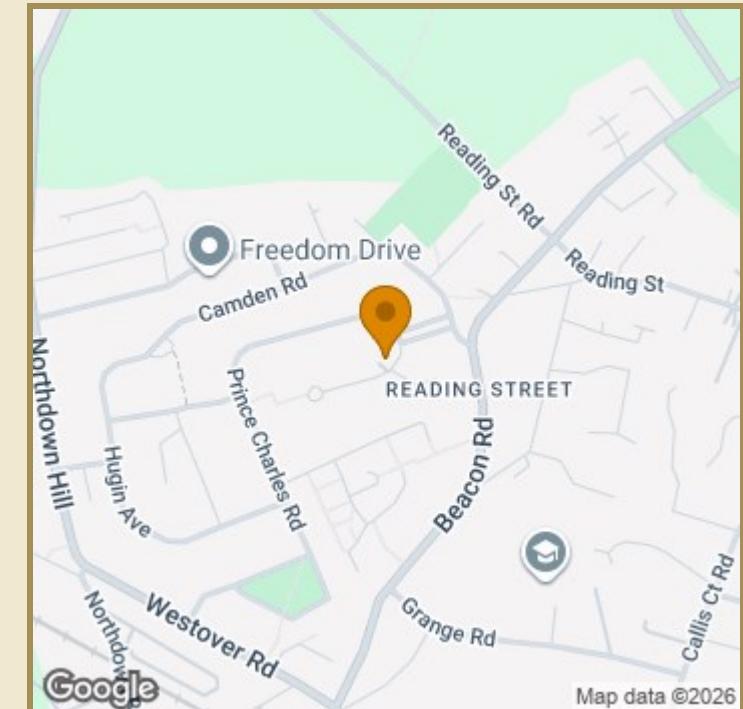
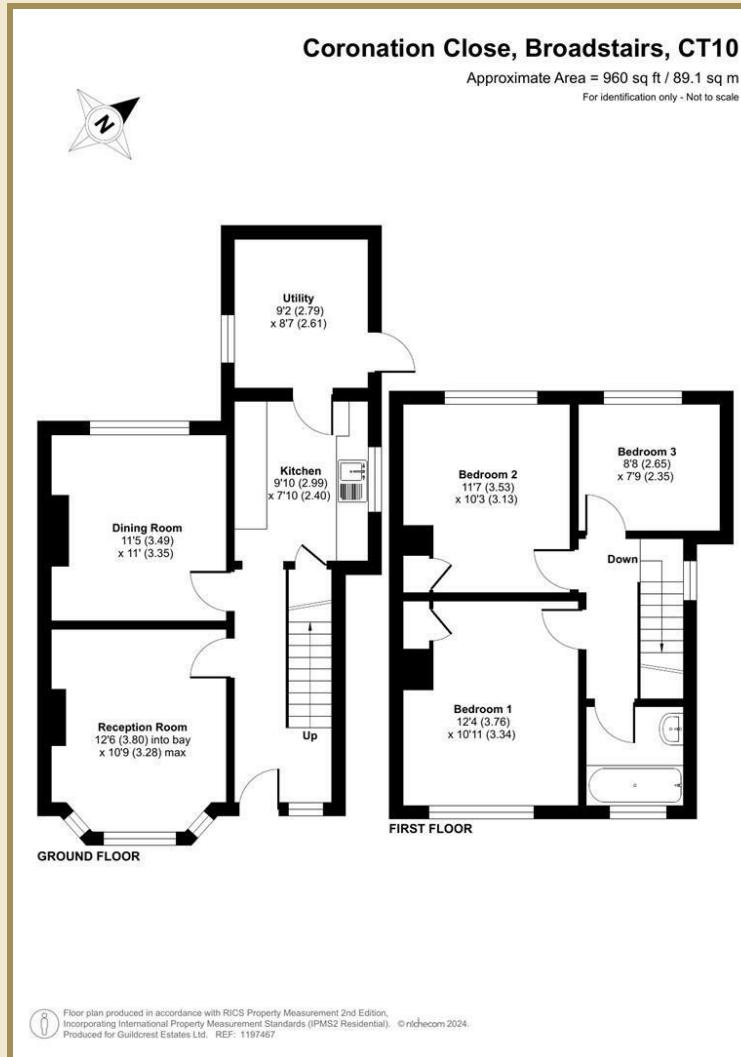
House - Semi-Detached

960.00 sq ft

Council Tax Band B

EPC Rating C

£315,000



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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