



# Rumfields Road, Broadstairs

Guide Price £325,000 Freehold

3 bedroom semi-detached house for sale

## Description

This Three Bedroom Semi-Detached Family Home is ideally located in Broadstairs, within easy reach of good schools and complete with driveway parking for two vehicles. The property is within a short walk of a good range of shops & Supermarkets, there are plenty of food options nearby and sports and leisure facilities too. As soon as you pull up outside, you are sure to be pleased as the property has kerb appeal and is set back nicely from the road. Once inside, you will find a well maintained and modern home. There is a good sized living area, which is open plan for both the lounge and dining space, full of sunlight as there are sliding doors leading out onto the garden. The kitchen is a modern and well decorated space, with a good range of units and worksurfaces, plenty of storage and a door leading out onto the garden. Upstairs this property has three good sized bedrooms and a modern family bathroom. Outside, there is a driveway at the front for two cars and a great rear garden, a patio and a covered pergola sitting area, there is a bar area and a hot tub, a great place to relax as a family or entertain guests. VIEWING ADVISED

Council Tax Band: C

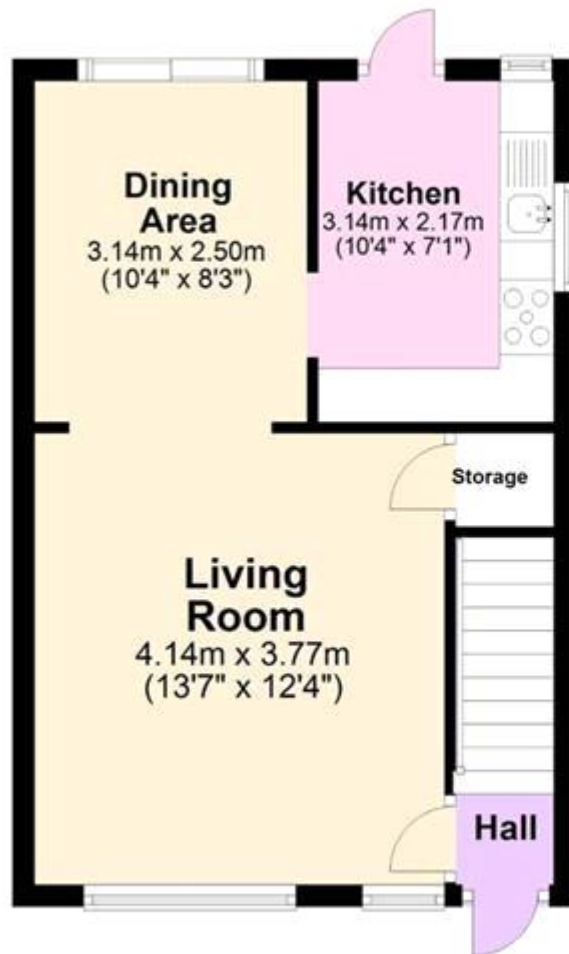
Tenure: Freehold

## Tenure

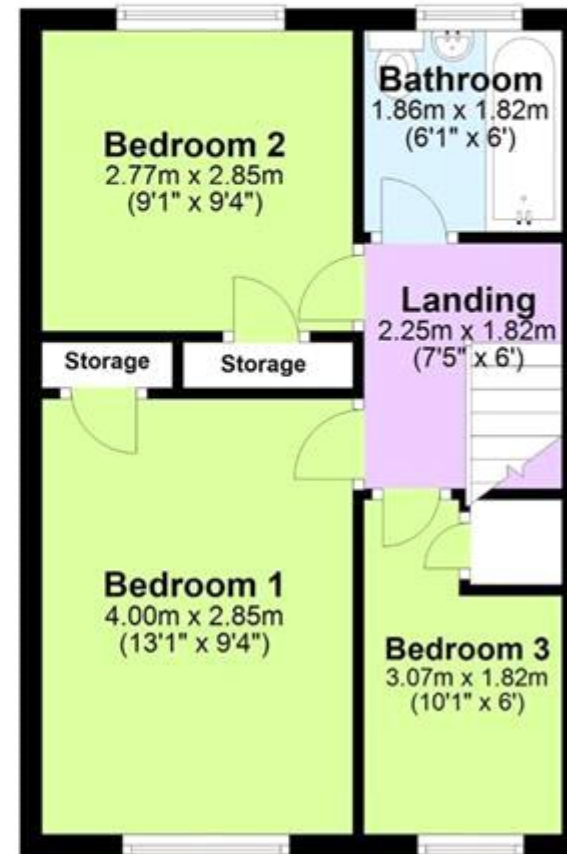
Freehold



## Ground Floor



## First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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