



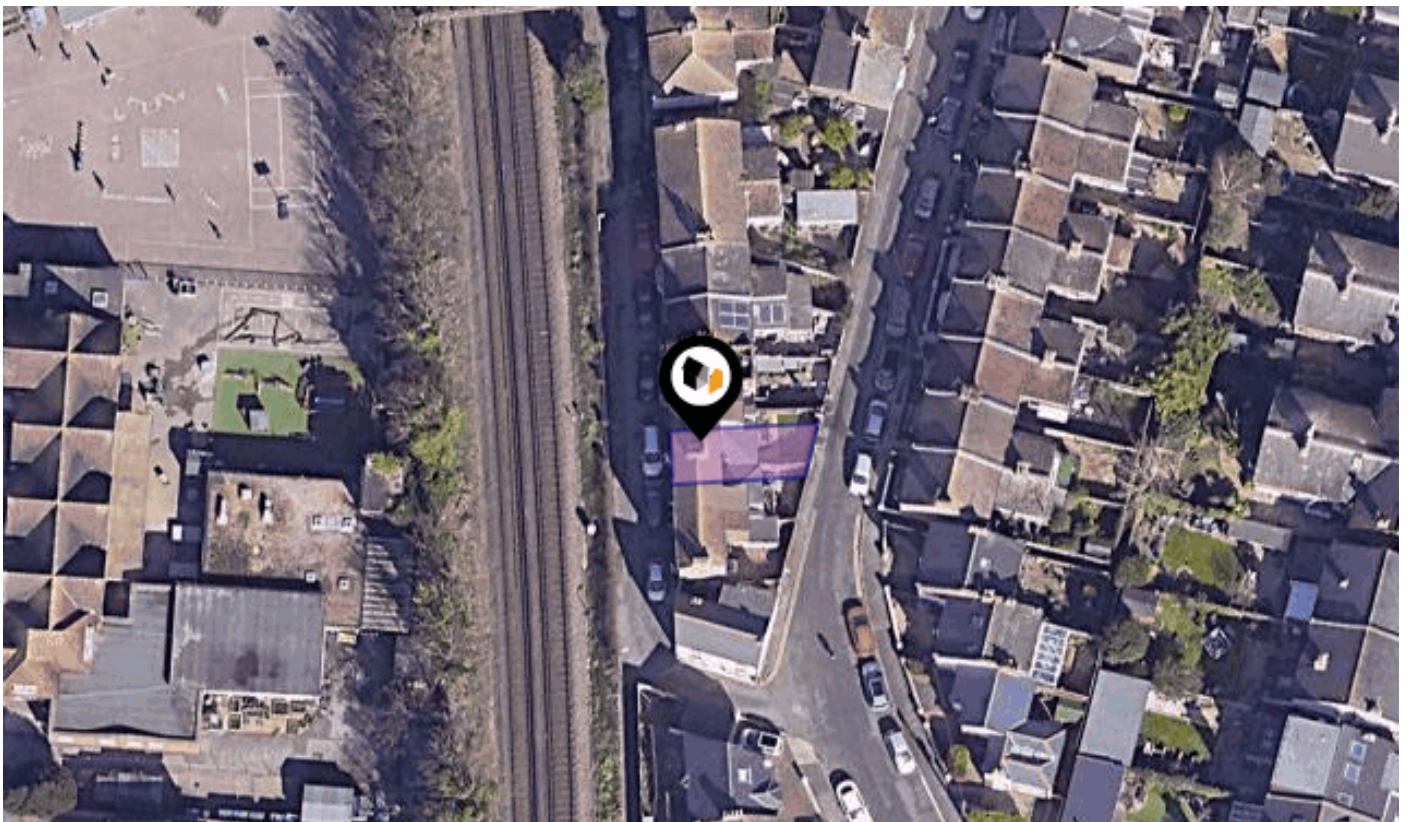
See More Online

Mr James Voysey

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26th February 2024



CINDER FOOTPATH, BROADSTAIRS, CT10

James Voysey Powered by eXp

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Dear Mr James Voysey

Well presented three bedroom house in a superb central location, just a short walk from Broadstairs Train Station and Town Centre. Please Quote Ref: JV0094

Once inside, you will find the accommodation laid out over four floors with lounge, kitchen and downstairs toilet on the ground floor, there is a bedroom and storage area on the lower ground. You will find the main bedroom on the first floor plus a further bedroom and main bathroom on the second floor.

This property could make a fantastic first time buy or could be an ideal second home, being within such close proximity to the mainline rail station and Town centre. It also benefits from a low maintenance courtyard garden with gated rear access.

The property could also be an ideal holiday let, within walking distance of Broadstairs Town Centre & Seafront as well as just a short hop on the Train to Margate.

Room sizes:

GROUND FLOOR

Entrance Hallway

Lounge: 13'0 x 11'3 (3.97m x 3.43m)

Kitchen: 9'1 x 9'1 (2.77m x 2.77m)

Separate Toilet

LOWER GROUND FLOOR

Inner Hall

Bedroom 2: 14'0 x 10'2 (4.27m x 3.10m)

FIRST FLOOR

Landing

Bedroom 1: 14'8 x 11'9 (4.47m x 3.58m)

SECOND FLOOR

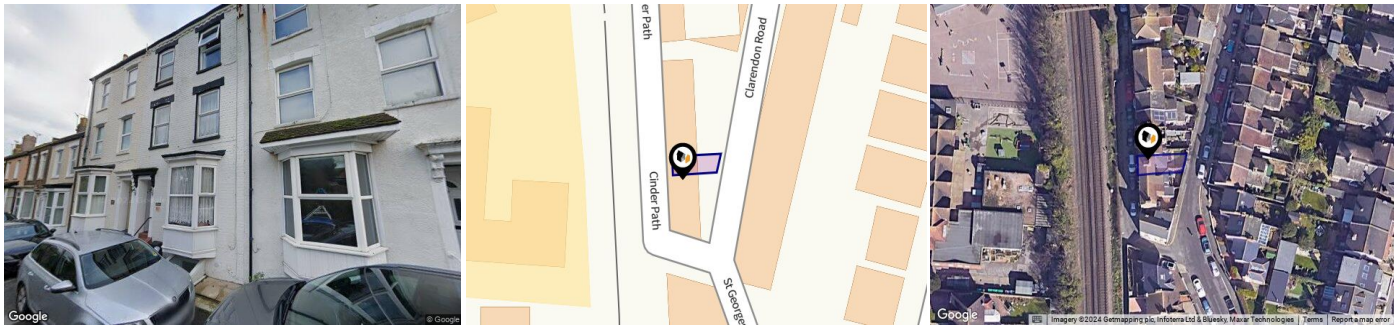
Landing

Bedroom 3: 11'3 x 8'6 (3.43m x 2.59m)

Bathroom

OUTSIDE

Rear Garden





Property

Type:	Terraced	Last Sold £/ft²:	£82
Bedrooms:	3	Tenure:	Freehold
Floor Area:	1,453 ft ² / 135 m ²		
Plot Area:	0.01 acres		
Year Built :	1900-1929		
Council Tax :	Band Deleted		
Title Number:	K172008		
UPRN:	200001680998		

Local Area

Local Authority:	Thanet district
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s
		

Mobile Coverage: (based on calls indoors)

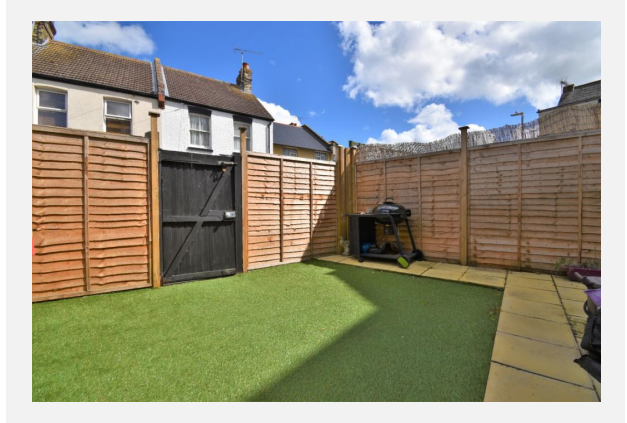


Satellite/Fibre TV Availability:



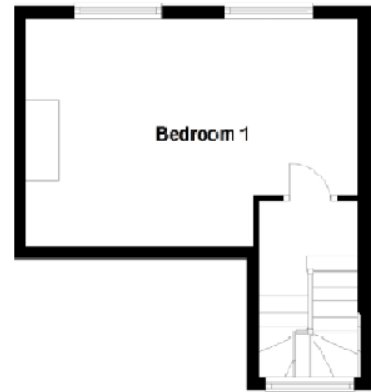
Gallery Photos





CINDER FOOTPATH, BROADSTAIRS, CT10

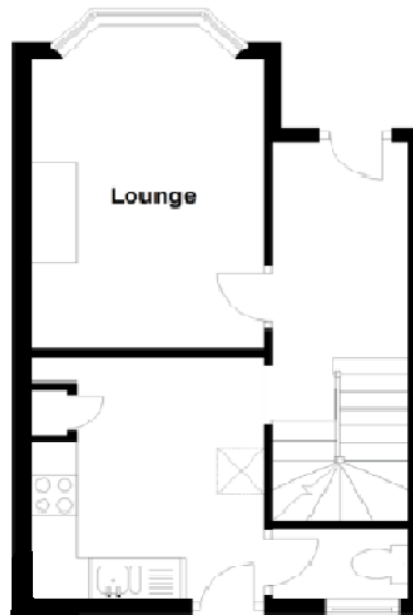
FIRST FLOOR



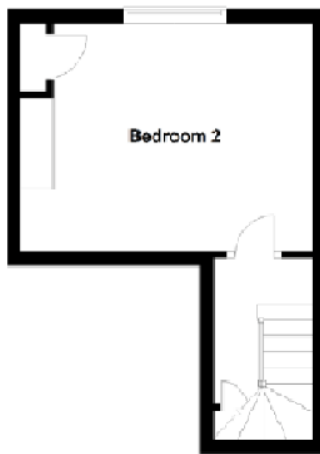
SECOND FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



APPROX 924.7 Sq Ft

Property EPC - Certificate

BROADSTAIRS, CT10

Energy rating

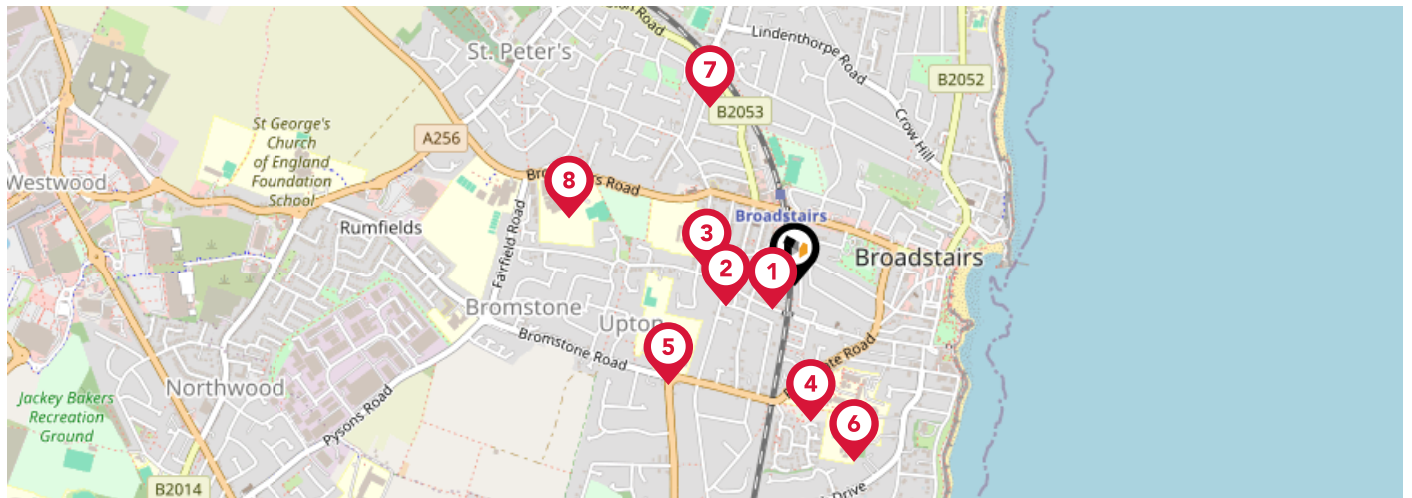
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Valid until 16.05.2031

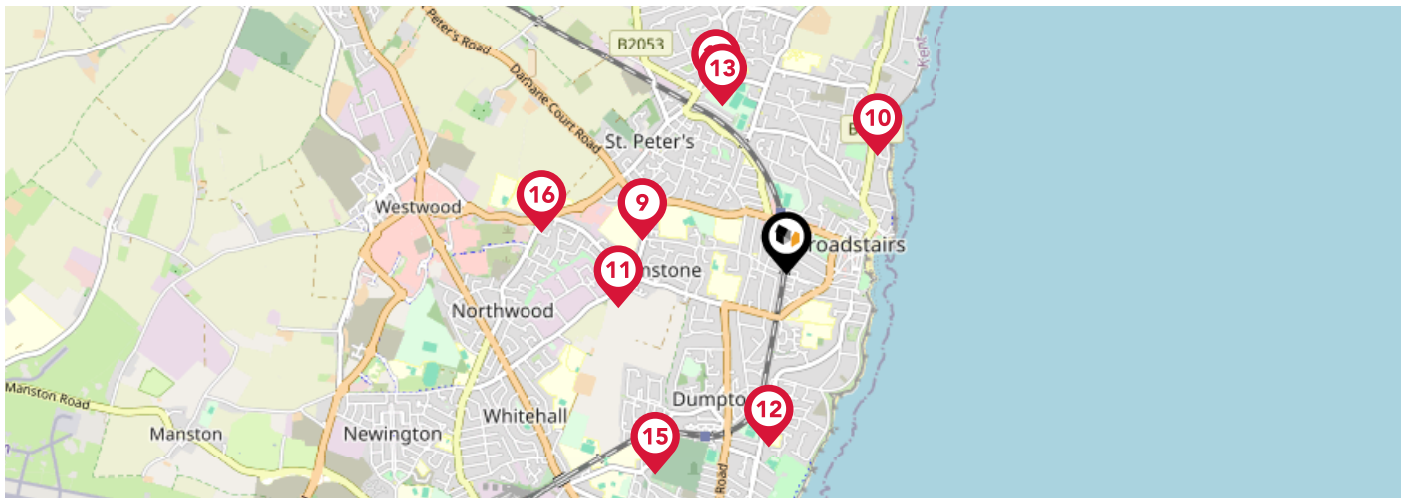
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		









Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	135 m ²



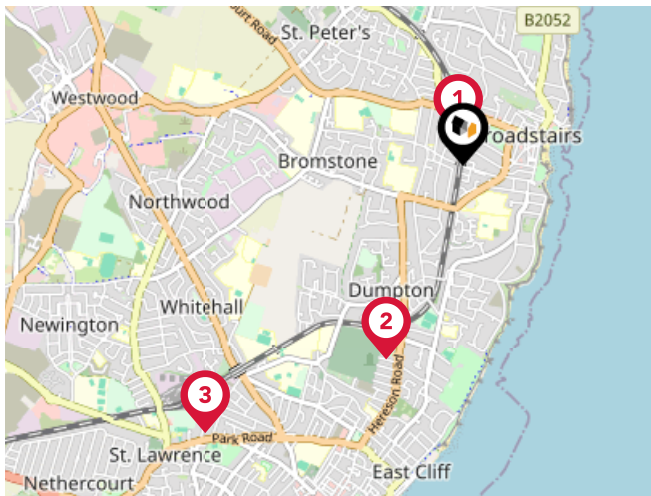
		Nursery	Primary	Secondary	College	Private
	St Mildred's Primary Infant School Ofsted Rating: Outstanding Pupils: 269 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haddon Dene School Ofsted Rating: Not Rated Pupils: 115 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Upton Junior School Ofsted Rating: Outstanding Pupils: 513 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	EKC Group Ofsted Rating: Not Rated Pupils:0 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wellesley House Ofsted Rating: Not Rated Pupils: 94 Distance:0.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bradstow School Ofsted Rating: Outstanding Pupils: 62 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School, Broadstairs Ofsted Rating: Requires Improvement Pupils: 205 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Charles Dickens School Ofsted Rating: Requires Improvement Pupils: 1104 Distance:0.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
 Dane Court Grammar School Ofsted Rating: Good Pupils: 1279 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stone Bay School Ofsted Rating: Good Pupils: 82 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bromstone Primary School, Broadstairs Ofsted Rating: Good Pupils: 482 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ramsgate, Holy Trinity Church of England Primary School Ofsted Rating: Outstanding Pupils: 211 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Peter-in-Thanel CofE Junior School Ofsted Rating: Good Pupils: 357 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Callis Grange Nursery and Infant School Ofsted Rating: Good Pupils: 292 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Newlands Primary School Ofsted Rating: Good Pupils: 338 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St George's Church of England Foundation School Ofsted Rating: Good Pupils: 1556 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

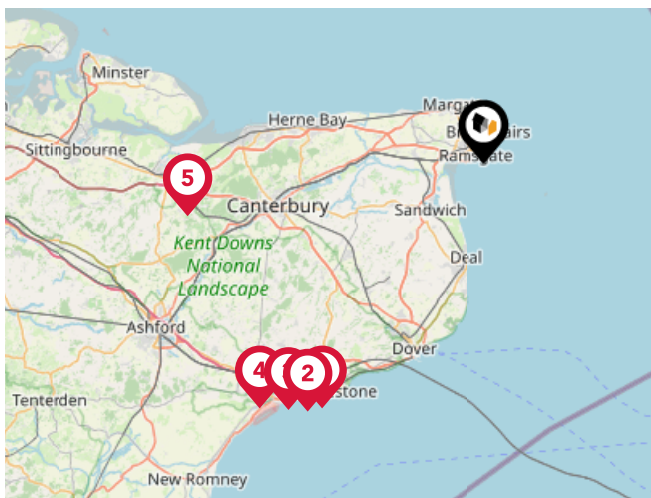
Area

Transport (National)








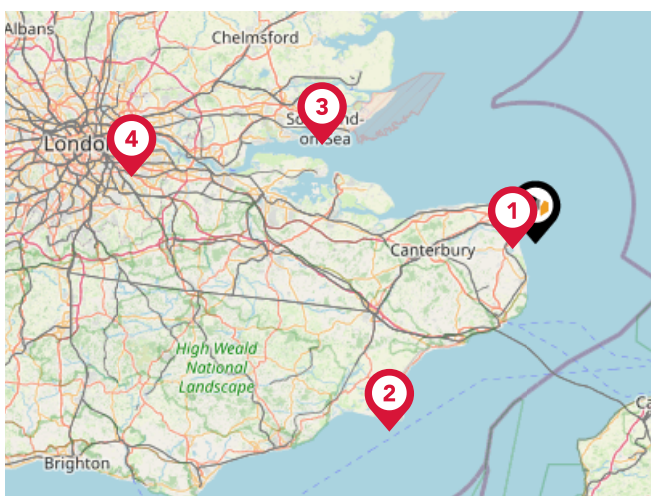
National Rail Stations

Pin	Name	Distance
	Broadstairs Rail Station	0.14 miles
	Dumpton Park Rail Station	0.97 miles
	Ramsgate Rail Station	1.72 miles




Trunk Roads/Motorways

Pin	Name	Distance
	M20 J13	21.84 miles
	M20 J12	22.64 miles
	M20 J11A	23.38 miles
	M20 J11	24.66 miles
	M2 J7	22.35 miles

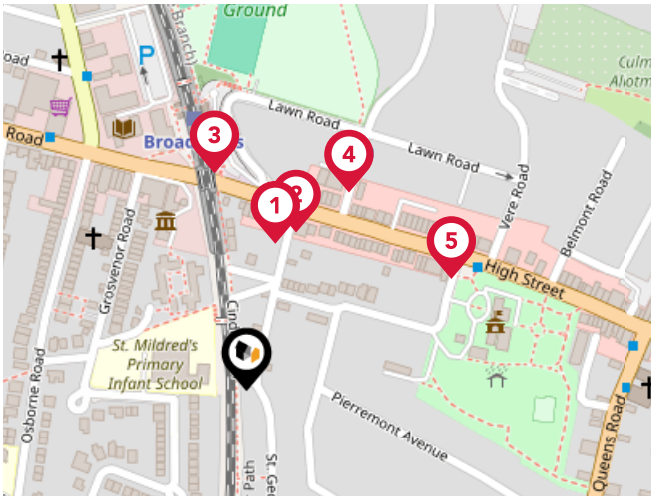


Airports/Helipads






Pin	Name	Distance
	Kent International Airport	3.4 miles
	Lydd London Ashford Airport	35.39 miles
	London Southend Airport	34.7 miles
	London City Airport	60.52 miles

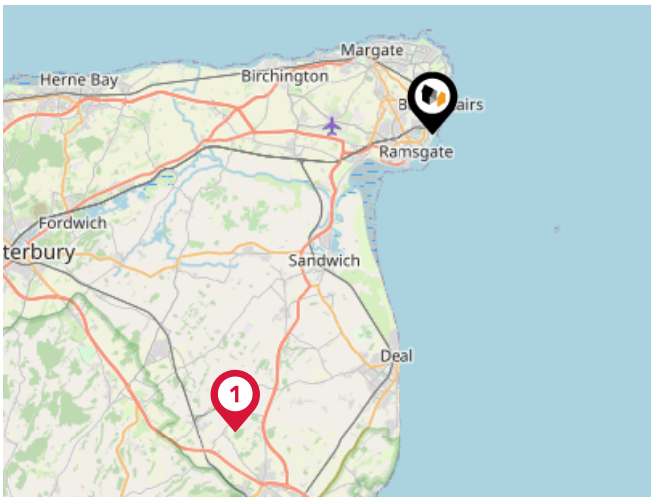
Area

Transport (Local)




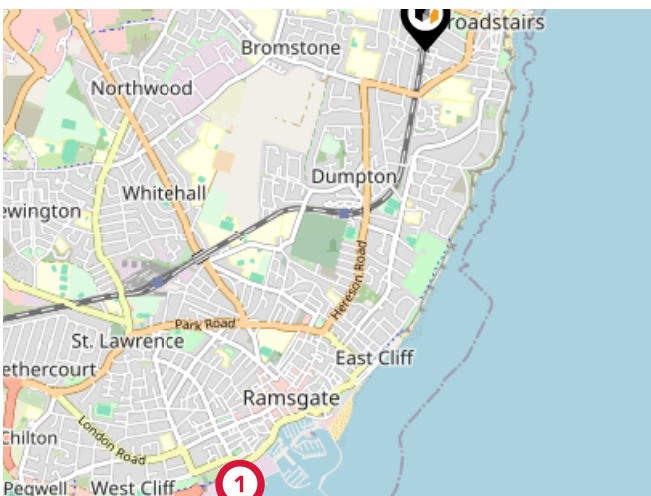
Bus Stops/Stations

Pin	Name	Distance
	Railway Station	0.09 miles
	Railway Station	0.1 miles
	Railway Station	0.13 miles
	Lawn Road	0.13 miles
	Pierremont Hall	0.14 miles




Local Connections

Pin	Name	Distance
	Eythorne Station (East Kent Railway)	13.25 miles



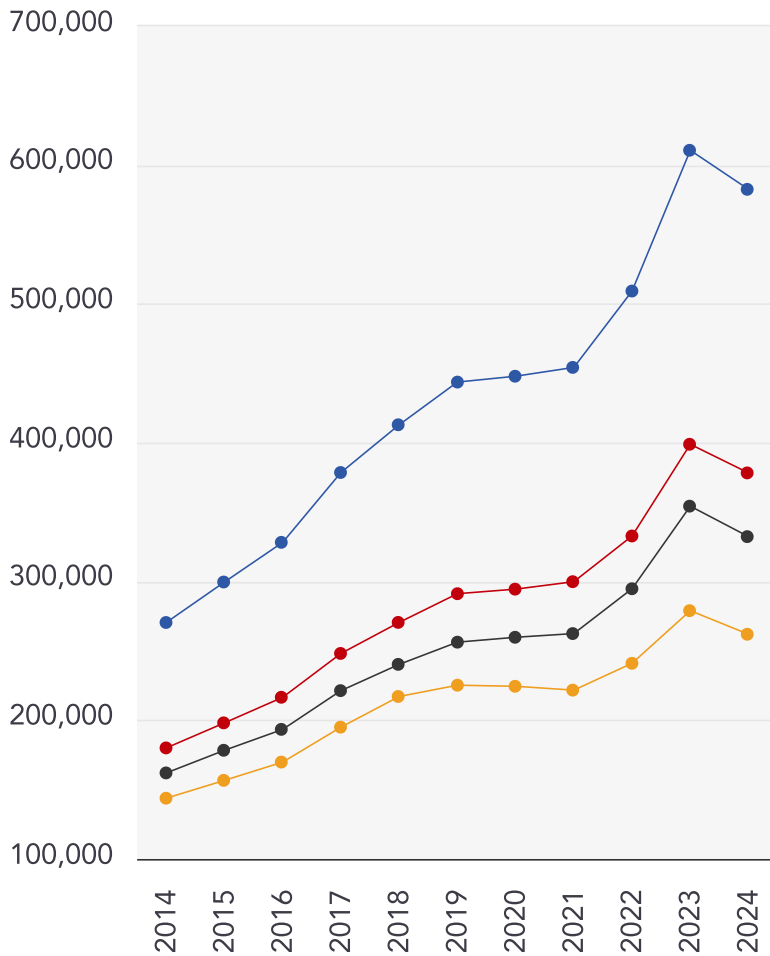
Ferry Terminals

Pin	Name	Distance
	Ramsgate Ferry Terminal	2.34 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CT10



Detached

+115.42%

Semi-Detached

+110.07%

Terraced

+105.1%

Flat

+82.14%

James Voysey Powered by eXp

Selling a property can be an exciting, nervous and exhilarating experience. Whichever way it goes, I'm on hand to help you every step of the way.

I'll visit you in your property, free of charge, advise you on the best way to market your home to get the best price and help with the correct asking price, based on your own personal circumstances.

After that, I'll prepare the details and photos and add your property on Rightmove & Zoopla as well as tap into my mailing list of buyers to help you to secure a buyer at the best price possible. I'll help you with booking viewings, negotiating offers to maximise your price.

Testimonial 1



An excellent experience selling my property with James Voysey very professional in every way . The presentation was quickly and efficiently put in place with several viewings quickly conducted by James . I highly recommend him to anyone wishing to sell their property . I now have a buyer!!

Testimonial 2



James is a great Estate Agent and truly acts on your behalf as a seller. He sold a property for me in his previous employment and when he left to set up his own business I had no hesitation to work with him again. He is professional and keeps in constant touch with all parties. A fantastic salesman! You will not be disappointed. I had a property with another Agent for several month, when I transferred it to James he sold it at a higher price within 10 days

Testimonial 3



We were very fortunate to select James as our estate agent as we had all the usual apprehensions - the promise is always high, but will you get lost in the mix? James didn't let us down once. Did what he said, when he said, if he missed a call it was returned in under 5 minutes. Extremely professional, knowledgeable and dedicated and I have no doubt the success of our sale was down to him alone. I wouldn't hesitate to recommend.



[/jamesvoyseyestateagent](#)



[/james-voysey-7ba90719b](#)

James Voysey Powered by eXp Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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