



## Property brochure

BYRON AVENUE MARGATE KENT CT9 1TX

Price: £250,000

3 Bedrooms

2 Receptions

1 Bathroom

EPC D

Tenure FREEHOLD
Council Tax B





















### Property brochure

#### The Property

EARLY VIEWING IS A MUST OF THIS 3 BEDROOM TERRACE HOUSE WITH PARKING TO THE REAR IN A POPULAR LOCATION CLOSE TO THE HOSPITAL AND OLD TOWN. Early viewing is a must as properties in this area do not hang around. The accommodation consists of 3 bedrooms on the first floor whilst on the ground floor there is a lounge, kitchen, dining area and family bathroom. There is a cellar as well as double glazing and central heating. To the rear of the property is a south facing garden approx 100ft in total which includes parking via gates to the rear. No Chain.

#### Location

Located in the popular Byron Avenue which provides easy access to the QEQM hospital as well as local parks and the sea front. The Old Town is also close by and offers a good selection of shops, bars and restaurants whilst across the main sands is the mainline station which provides good rail links to London and beyond.

#### Accommodation

**GROUND FLOOR** 

Hall

Lounge 11'9" (3.58m) x 9'6" (2.90m) not into bay

 Kitchen
 14'1" (4.29m) x 10'0" (3.05m)

 Dining Area
 11'1" (3.38m) x 7'5" (2.26m)

 Bathroom
 10'7" (3.23m) x 6'5" (1.96m)

Cellar

FIRST FLOOR Landing

Bedroom 1 14'0" (4.27m) x 9'0" (2.74m) Bedroom 2 10'3" (3.12m) x 6'3" (1.91m) Bedroom 3 11'0" (3.35m) x 6'3" (1.91m)

OUTSIDE

Front garden

Rear garden measures approx 100' (30.48m) in total paved area , large shed, gravelled area used for parking with gates to rear

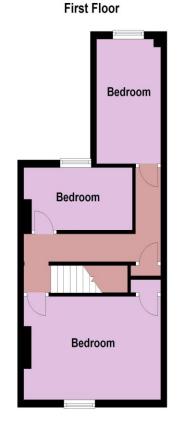








# **Ground Floor** Lounge/Diner **Bathroom** Kitchen Lounge



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#### **Key Features**

- Terrace home
- Ideal first hom
- Cella
- 100ft rear garder
- Parking to rea
- D 11 1 1
- Central heating
- No chair

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0021035/20221108/DGDR



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