

## 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

## Property brochure



© Copyright Oakwood homes - Not to be reproduced or copied without permission. All rights reserved.  
Plan produced using PlanUp.

### Key Features

- Terrace home
- Ideal first home
- Cellar
- 100ft rear garden
- Parking to rear
- Double glazing
- Central heating
- No chain

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



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

 [margate@oakwoodhomes.biz](mailto:margate@oakwoodhomes.biz)

 01843 221133

 [www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD