



27 Grotto Gardens, Margate
£299,999

 **miles&barr**
...valuing people, not just property

27 Grotto Gardens

Margate, Margate

GREAT TWO BEDROOM SEMI-DETACHED HOUSE Miles & Barr are excited to bring this stunning two bedroom semi-detached house to the market making it the p...

Tenure: Freehold

- Large Kitchen / Dinner
- Walking Distance To Margate Old Town
- Off Street Parking
- Excellent Condition
- Semi Detached
- Popular Location
- Two Bedrooms





Bedroom One

Dimensions: 3.53m x 3.10m (11'07 x 10'02).

Rear Garden

Bathroom

Dimensions: 3.33m x 2.11m (10'11 x 6'11).

Off Street Parking

Kitchen/Dinner

Dimensions: 7.70m x 3.05m (25'03 x 10'12).

Ground Floor

External

First Floor

Bedroom Two

Dimensions: 3.33m x 2.11m (10'11 x 6'11).

Lower Ground Floor

Lounge

Dimensions: 3.53m x 3.20m (11'07 x 10'06).



Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure