



## 3 Victoria Avenue, Margate

Guide Price £295,000

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TWO BEDROOM MID-TERRACE HOME READY TO GO!

Miles and Barr are delighted to present this spacious two bedroom mid-terrace home situated in Victoria Avenue. Internally the property comprises of an open plan lounge/diner, kitchen, utility room, modern fitted bathroom and two double bedrooms. To the rear of the property is a well maintained garden with patio and grass. Situated within a short distance to local amenities, highly rated primary schools and transport links, this property is perfect for any first time buyers looking to get onto the ladder!

Council Tax band: B

Tenure: Freehold

- Two Bedrooms
- Close To Amenities
- Open Plan
- Private Garden





**Front Room/ Dining**  
20' 0" x 15' 11" (6.1m x 4.85m)

**Kitchen**  
8' 4" x 6' 0" (2.54m x 1.83m)

**Utility Room**  
6' 12" x 6' 0" (2.13m x 1.83m)

**Bathroom**  
8' 0" x 6' 0" (2.44m x 1.83m)

**First Floor**

**Bedroom One**  
14' 0" x 8' 12" (4.27m x 2.74m)

**Bedroom Two**  
10' 0" x 8' 0" (3.05m x 2.44m)

**External**

**Rear Garden**





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 427 sq. ft, FLOOR 2: 366 sq. ft  
TOTAL: 793 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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](http://milesandbarr.co.uk/referral-fee-disclosure)