



73 Princess Margaret Avenue, Margate  
£450,000



# 73 Princess Margaret Avenue

Margate, Margate

THREE BEDROOM DETACHED BUNGALOW OFFERING STUNNING FIELD VIEWS!

Miles and Barr are delighted to present this well presented three bedroom detached bungalow situated in the sought after 'Princess Margaret Avenue'.

Internally, the property boasts ample amounts of space along with a modern finish which can allow the next purchaser to move straight in.

As you enter the property you are welcomed into a spacious hallway, wet room, modern fitted kitchen with appliances which has a opening into the sun lounge, three well-sized bedrooms offering built in wardrobes, family bathroom, spacious Lounge/diner leading out to a conservatory looking across the fields to rear.

Further benefits include off street parking for multiple cars, large garage with plenty of electrical sockets installed and situated within a short walk to The Ridings and Palm bay beach.

Please call sole agents Miles and Barr to organise your viewing.

- Three Bedroom
- Detached
- Field Views
- Recently Fitted Boiler
- Ready to go
- Close to Palm Bay Beach





### Entrance

Door to:

### Entrance Hall

Leading to:

### Kitchen

8' 7" x 13' 0" (2.62m x 3.96m)

### Conservatory

19' 1" x 8' 1" (5.82m x 2.46m)

### Lounge

16' 6" x 19' 5" (5.03m x 5.92m)

### WC/Shower Room

8' 2" x 3' 6" (2.49m x 1.07m)

### Bathroom

6' 6" x 5' 4" (1.98m x 1.63m)

### Bedroom

7' 9" x 8' 9" (2.36m x 2.67m)

### Bedroom

8' 8" x 9' 5" (2.64m x 2.87m)

### Bedroom

11' 0" x 11' 2" (3.35m x 3.40m)





## 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)