



21 Noble Gardens, Margate
£395,000

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SPACIOUS TWO/THREE BEDROOM DETACHED BUNGALOW IN POPULAR GARLINGE LOCATION!

Miles & Barr are extremely pleased to be offering this deceptively spacious two/three bedroom detached bungalow located in the ever popular Noble Gardens area of Garlinge. Ideally situated within easy reach of local shops, pubs and restaurants, Noble Gardens also offers good access to all major bus and road routes both in and out of Thanet. Originally built with three bedrooms, the bungalow has been tastefully altered to now offer two double bedrooms, a 19ft lounge, a conservatory overlooking the rear garden and a modern fitted kitchen with separate dining room which could easily be turned back into the third bedroom. There is also a contemporary fitted shower room.

Leading out from the kitchen there is a useful covered area with access into the garage & door leading out to the garden. The Garden has been landscaped to include a laid to lawn, various paved patio areas with a variety of mature trees and shrubs and a fully functioning Koi pond complete with industrial grade netting for safety. To the front of the property there is block paved off street parking for a number of vehicles. In our opinion this property has been well maintained by the current owners and an early internal viewing is essential to fully appreciate all that is on offer!

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





Entrance

Leading to

Bedroom

12' 6" x 10' 11" (3.81m x 3.33m)

Lounge

19' 11" x 12' 11" (6.07m x 3.94m)

Bedroom

11' 11" x 8' 6" (3.63m x 2.59m)

Conservatory

13' 6" x 8' 2" (4.11m x 2.49m)

Dining Room

14' 3" x 9' 11" (4.34m x 3.02m)

Kitchen

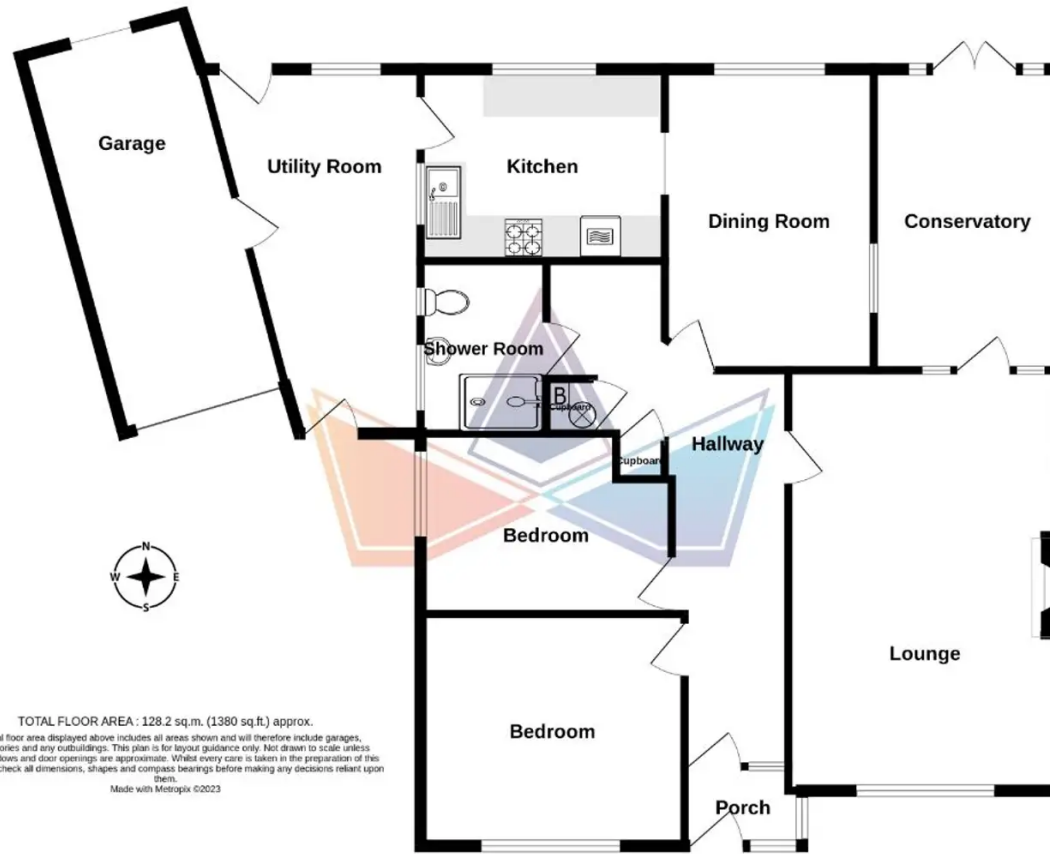
11' 10" x 8' 0" (3.61m x 2.44m)

Shower Room

8' 1" x 5' 11" (2.46m x 1.80m)



GROUND FLOOR
128.2 sq.m. (1380 sq.ft.) approx.



TOTAL FLOOR AREA : 128.2 sq.m. (1380 sq.ft.) approx.
The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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