



Oakwood homes[®]
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Property brochure



TIVOLI ROAD
MARGATE
KENT
CT9 5SH

Price: £240,000

2 Bedrooms

1 Reception

2 Bathrooms

EPC D

Tenure FREEHOLD
Council Tax B



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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



The Property

PERIOD SEMI DETACHED HOME OFFERING MORE THAN EXPECTED.....Located on Tivoli Road Margate, this delightful period semi-detached house boasts generously proportioned living spaces, perfect for both relaxation and entertaining. The interior comprises a separate living room, kitchen/diner and family bathroom to the ground floor, and to the first floor there are 2 double bedrooms, one of which benefits from an en-suite shower room, and a separate WC. Externally there is a reasonably sized rear garden providing patio space for entertaining and a lawn area with side access the front. Further benefits include double glazing and central heating. This property is currently tenanted but is being offered to market chain free with vacant possession.



Location

Located in Tivoli Road, just a short walk from Hartsdown Park and within ½ a mile of both the QEQM hospital & Margate seafront. Margate proudly offers a sandy, blue flag awarding winning beach, the Old Town with a great selection of shops, bars and restaurants, the Turner Gallery, Dreamland, and a mainline station providing high speed rail links to London & beyond.

Accommodation

| | |
|---------------|--------------------------------|
| Lounge | 12'11" (3.94m) x 10'8" (3.25m) |
| Kitchen/Diner | 21'10" (6.65m) x 9'8" (2.95m) |
| Bathroom | 8'5" (2.57m) x 4'5" (1.35m) |

| | |
|-----------|-------------------------------|
| Bedroom 1 | 10'9" (3.28m) x 10'5" (3.18m) |
| En-suite | 7'4" (2.24m) x 4'7" (1.40m) |
| Bedroom 2 | 11'2" (3.40m) x 10'1" (3.07m) |
| WC | |

Garden Approx. 40' (12.19m)
On street parking only





Property brochure

Key Features

- Period semi detached house
- Lounge
- Kitchen/Diner
- 2 double bedrooms
- 2 bathrooms
- Double glazed
- Centrally heated
- Chain free


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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0019354/20231212/ASDP

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