



Oakwood homes[®]
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Property brochure



TOMLIN DRIVE
MARGATE
KENT
CT9 3XU

Price: £240,000

2 Bedrooms

1 Reception

1 Bathroom

EPC D

Tenure FREEHOLD
Council Tax B



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The Property

A BEAUTIFULLY PRESENTED 2 DOUBLE BEDROOM END OF TERRACE HOME.....This property has had no expense spared and is a credit to the current owners. A perfect first home. The moment you walk through the door you will be impressed by the condition and quality of this property. On the first floor you will find 2 double bedrooms, a dressing room, beautifully appointed bathroom and WC, whilst on the ground floor there is a large L shaped living/dining room as well as a stunning fitted kitchen and a conservatory to rear. Externally there is good size west facing rear garden and a lawned front garden offering potential for off road parking subject to the usual consents. Further benefits include central heating and double glazing.

Location

Located in Tomlin Drive with local shops and schools close by along with open areas and parks, as well as being well situated for the QEQM hospital and the sea front. The Old Town is approximately 1½ miles away and has a good selection of bars and restaurants, whilst across the main sands is the railway station providing good links to London and beyond.

Accommodation

GROUND FLOOR

Hall

Kitchen 9'9" (2.97m) x 8'11" (2.72m) narrowing to 6'11" (2.11m)

L-shaped Lounge/Diner 14'8" (4.47m) x 17'8" (5.38m) narrowing to 9'5" (2.87m)

Conservatory 13'5" (4.09m) x 9'5" (2.87m)

FIRST FLOOR

Landing

Bedroom 1 14'8" (4.47m) x 10'9" (3.28m) narrowing to 6'11" (2.11m)

Bedroom 2 8'7" (2.62m) x 7'7" (2.31m)

Dressing Room 8'6" (2.59m) x 6'8" (2.03m)

Bathroom 7'5" (2.26m) x 4'9" (1.45m)

WC

OUTSIDE

Lawned front garden with potential for off road parking subject to planning consents. On street parking is available.

Rear garden approximately 40' (12.19m) enclosed and lawned with shed and workshop



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Key Features

- End terrace
- 2 double bedroom
- L Shaped living/dining room
- Modern fitted kitchen
- Well appointed bathroom
- Conservatory
- Double glazing
- Central heating
- Enclosed rear garden
- Front garden with potential for parking space

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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. MAR0022857/20231213/ASDP



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