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Property brochure



WELLESLEY ROAD
MARGATE
KENT
CT9 2UH

Price: £392,000

3 Bedrooms

2 Receptions

1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD
Council Tax C



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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



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The Property

VIEWING IS A MUST OF THIS GOOD SIZE 3 BEDROOM SEMI DETACHED FAMILY HOME WITH 80FT SOUTHERLY REAR GARDEN AND POTENTIAL TO EXTEND INTO THE LOFT SUBJECT TO CONSENTS. The moment you walk through the front door you will be impressed by the size of this ideal home which has 2 large reception rooms and kitchen on the ground floor and on the first floor there are three generous bedrooms and a good sized family bathroom. There is off road parking to front for two cars whilst to the rear is an enclosed 80' (24.38m) south facing garden which is accessed via a decked balcony with steps leading down to the lawned area. There is potential to extend into the loft space subject to consents plus there is central heating and double glazing and there are still some original features. This home is located close to Dane Park as well as the shops in Old Town & Northdown Road.



Location

Located in Wellesley Road which is close to Dane Park as well as the shops in Northdown Road, Cliftonville and the Old Town. In the Old town you will find a good selection of bars and restaurants whilst across the main sands is the railway station providing good transport links to London and beyond.

Accommodation

GROUND FLOOR

Porch

Hall

Lounge

14'3" (4.34m) x 14'0" (4.27m) into bay

Dining Room

14'0" (4.27m) x 11'10" (3.61m)

Kitchen

10'9" (3.28m) x 9'3" (2.82m)

FIRST FLOOR

Bedroom 1

Landing

14'10" (4.52m) x 10'3" (3.12m) not into built in wardrobes

Bedroom 2

13'2" (4.01m) x 12'0" (3.66m)

Bedroom 3

9'2" (2.79m) x 8'10" (2.69m)

Bathroom

9'7" (2.92m) x 6'10" (2.08m)

OUTSIDE

Block paved front garden with parking for 2 cars

South facing rear garden, approx 80' (24.38m) with decked area and steps to lawn



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Key Features

- Large semi detached family home
- Off road parking for two cars
- 80ft south facing rear garden
- Central heating
- Double glazing
- Some original features
- Potential to extend into loft 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. MAR0021430/20230919/DGDP

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