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## Property brochure



 Oakwood homes

EMPIRE TERRACE  
MARGATE  
KENT  
CT9 4BY

Price: Offers Over: £290,000

3 Bedrooms

2 Receptions

3 Bathrooms

Double Garage

EPC C

Tenure FREEHOLD  
Council Tax B



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01843 221133



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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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

SO MUCH MORE THAN IT APPEARS.....This deceptively spacious period terrace home, packed with original features, is located in an elevated, tree lined, no through road. Having been heavily extended, the house itself is larger than its neighbours and offers amazing versatility with potential to develop further. To the ground floor there is a bay fronted living room with beautiful open fire place, a dining room, a large kitchen and conservatory. On the first floor there are 2 double bedrooms, one with an en-suite shower, and the large 4 piece family bathroom. The top floor consists of the master bedroom, which has both front a rear dormer windows allowing in plenty of natural light, and a further en-suite shower room. Externally there is a block paved rear garden which leads to the double garage. The garage, whilst still accessible for a vehicle, has been remodelled and would potentially make a perfect studio, annexe, or even a self contained Air BnB, providing additional income. Works within the garage comprise a large lantern which floods the space with natural light, a kitchenette and a shower room. This property needs to be seen to be fully appreciated so call Oakwood homes on 01843 221133

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### Location

Located in Empire Terrace, close to local parks and schools as well as within easy access to Margate Old Town, Westwood Cross and a number of stunning beaches. The Old Town is under a mile away with a good selection of shops, bars and restaurants, whilst across the main sands is the railway station providing good links to London and beyond.

### Accommodation

#### GROUND FLOOR

Entrance Hall  
Lounge 13'10" (4.22m) into Bay x 11'7" (3.53m)  
Dining Room 12' (3.66m) x 11'3" (3.43m)  
Kitchen 14'3" (4.34m) x 11'10" (3.61m)  
Conservatory 13' (3.96m) x 8'2" (2.49m)

#### FIRST FLOOR

Bedroom 11'3" (3.43m) x 11'3" (3.43m)  
En-suite Shower 6' (1.83m) x 2'7" (0.79m)  
Bedroom 11'4" (3.45m) x 9'9" (2.97m)  
Bathroom 12' (3.66m) x 8'3" (2.51m) 4 piece bathroom suite

#### SECOND FLOOR

Master Bedroom 14'6" (4.42m) x 7'4" (2.24m)  
En-suite Shower 7'11" (2.41m) x 5'10" (1.78m)

#### OUTSIDE

Block paved rear garden measuring 21'8" (6.60m) x 15'5" (4.70m) leading to the double garage 19'9" (6.02m) x 13'4" (4.06m). Potential annex or let due to the addition of lantern light, kitchenette and shower room!



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### Key Features

- Period terrace
- 3 bedrooms
- 3 reception rooms
- 3 bathrooms
- Double garage
- Potential annexe/studio/let
- Chain free
- Vacant possession


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0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0022329/20240129/ASDP

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