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Property brochure



NORTHDOWN PARK ROAD
CLIFTONVILLE
MARGATE
KENT
CT9 3PY

Price: £460,000

2 Bedrooms

2 Receptions

1 Bathroom

1 Garage

EPC D

Tenure FREEHOLD
Council Tax D



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The Property

LITTLE TO DO BUT MOVE IN...! Beautifully presented and greatly improved, this lovely 2 bedroom detached bungalow is a real find for anyone who does not want any work. Located close to Northdown Park, the property offers great sized accommodation with double bedrooms, large living room, nicely appointed kitchen/diner, well equipped bathroom, garage and very sunny enclosed gardens. Double glazed, central heating and additional parking. Not to be missed.

Location

Located close to Northdown Park in Cliftonville and just half a mile from the sandy beaches, with access to the Cathedral City of Canterbury via the A28 approximately 18 miles distance. High speed rail link to London St Pancras with a travelling time of under 75 minutes from Margate station and access to France from Dover or Folkestone, both approximately 45 minutes travel by car.



Accommodation

Entrance through enclosed porch and front door to:

| | |
|---------------|-------------------------------|
| Hallway | 20'4" (6.20m) x 7'7" (2.31m) |
| Lounge | 20' (6.10m) x 12'4" (3.76m) |
| Kitchen/Diner | 15'3" (4.65m) x 11'3" (3.43m) |
| Bathroom | 9'8" (2.95m) x 7'4" (2.24m) |
| Bedroom 1 | 16'8" (5.08m) x 12'4" (3.76m) |
| Bedroom 2 | 13' (3.96m) x 10'8" (3.25m) |



OUTSIDE

Rear garden approximately 70' (21.34m) x 35' (10.67m) landscaped with side access and a sunny aspect. Front garden paved with additional parking. Garage: 16'2" (4.93m) x 8'7" (2.62m) Housing Worcester Bosch boiler.



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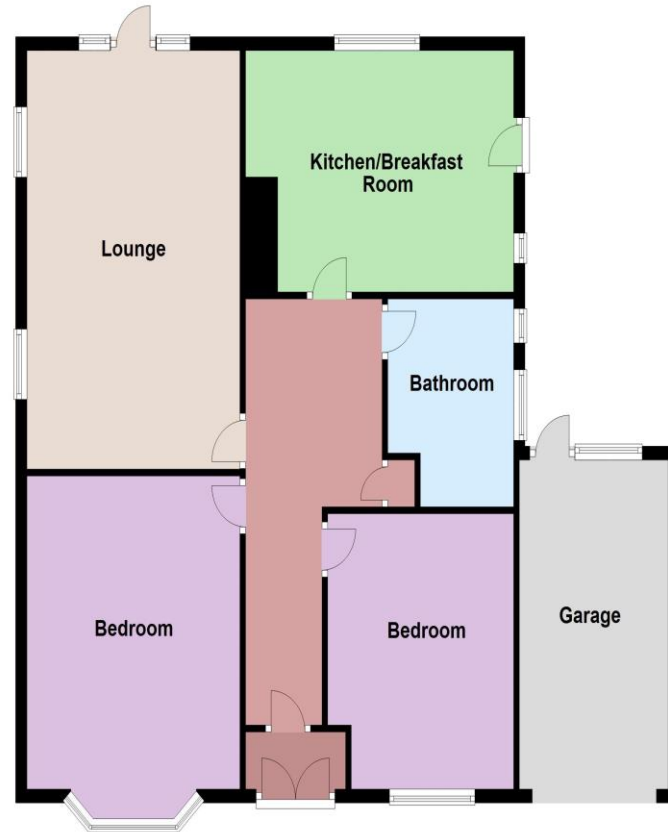
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Ground Floor



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Key Features

- Gas central heating
- Double glazing
- UPVC rainwater drainage
- Sunny gardens
- Modern kitchen
- Updated bathroom

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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. MAR0019790/20240219/ADDP



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