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Property brochure



ULSTER ROAD
MARGATE
KENT
CT9 5RZ

Price: £335,000

3 Bedrooms

2 Receptions

1 Bathroom

EPC E

Tenure FREEHOLD
Council Tax D



margate@oakwoodhomes.biz



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The Property

A GOOD SIZED 3 BEDROOM DETACHED FAMILY HOME IN GOOD LOCATION AND IN NEED OF SOME UPDATING WITH OFF ROAD PARKING FOR 2 CARS. Located close to the QEQM hospital as well as the Old Town, sea front and station, along with local shops, schools and parks. Whilst needing some updating, this home offers 3 double bedrooms, a bathroom and separate W.C on the first floor, whilst on the ground floor there is a 20ft kitchen/breakfast room, lounge and a dining room which could be used as an additional bedroom if required. There is double glazing and central heating along with an enclosed 42ft rear garden, and off road parking for 2 cars to the front.

Location

Located in Ulster Road which has local shops, schools and parks close by as well as the QEQM hospital within a few hundred metres. The Old Town is approximately ½ a mile away with a good selection of shops and bars and across the main sands is the railway station providing good transport links to London and beyond.

Accommodation

GROUND FLOOR

Entrance Hall

Lounge

15'6" (4.72m) x 14'0" (4.27m) into bay

Dining Room

12'1" (3.68m) x 11'4" (3.45m)

Kitchen/Breakfast Room

20'1" (6.12m) x 10'6" (3.20m)

FIRST FLOOR

Bedroom 1

18'4" (5.59m) x 12'3" (3.73m) not into bay to front

Bedroom 2

12'10" (3.91m) x 12'0" (3.66m)

Bedroom 3

10'6" (3.20m) x 10'6" (3.20m)

Bathroom

7'1" (2.16m) x 6'6" (1.98m)

Separate W.C

OUTSIDE

Front garden is block paved providing parking for 2 cars. Rear garden approx 42ft patio area steps to lawn, enclosed.

Broadband is delivered as fibre to the house



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Key Features

- In need of some updating
- Detached family home
- 3 double bedrooms
- Lounge
- Dining room/bedroom 4
- 20ft Kitchen/breakfast room
- Family bathroom
- Separate WC
- Off road parking for 2 cars

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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. MAR0020355/240404DGCW

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