



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



CHURCH ROAD  
MARGATE  
KENT  
CT9 1TA

Price: £255,000

3 Bedrooms

1 Reception

1 Bathroom

EPC D

Tenure FREEHOLD  
Council Tax B



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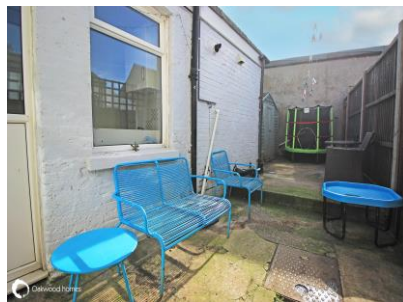
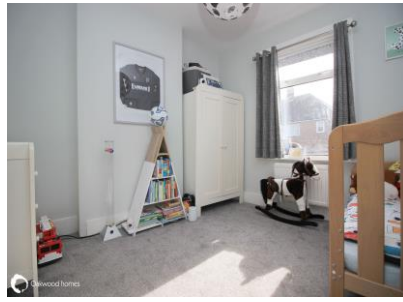
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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



### The Property

IDEAL FIRST HOME OR BUY TO LET INVESTMENT.....Located on Church Road, Margate sits this well presented end of terrace family home. Offering an open plan lounge/diner, kitchen and family bathroom to the ground floor and 3 bedrooms to the first floor. Outside there is an enclosed private courtyard garden. Other benefits include double glazing and gas central heating. Call Oakwood homes for further information.

### Location

Located In Church Road, close to local shops as well as being within easy reach of the town. The Old Town is less than 1/3 of a mile away and has a great selection of shops, bars and restaurants, whilst across the main sands is the mainline railway station which provides good links to London and beyond.

### Accommodation

#### GROUND FLOOR

Entrance Hall

Lounge/Diner:

Living area 13'3" (4.04m) x 10'5" (3.18m)

Dining Area 10'4" (3.15m) x 10'2" (3.10m)

Kitchen 8'8" (2.64m) x 5'6" (1.68m)

Boiler cupboard housing combi boiler with space for washing machine

Bathroom 5'3" (1.60m) x 4'6" (1.37m)

#### FIRST FLOOR

Bedroom 1 10'6" (3.20m) x 9'9" (2.97m)

Bedroom 2 10'4" (3.15m) x 9'11" (3.02m)

Bedroom 3 10'7" (3.23m) x 5'11" (1.80m)

#### OUTSIDE

Small paved front garden

Enclosed rear courtyard garden approx. 30' (9.14m)

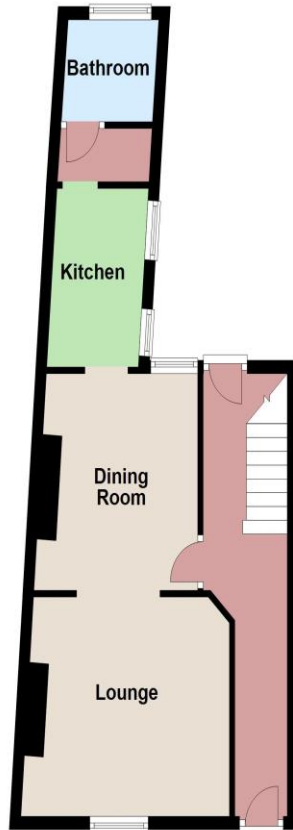
Broadband is delivered via fibre to the cabinet

On street parking is available in the road

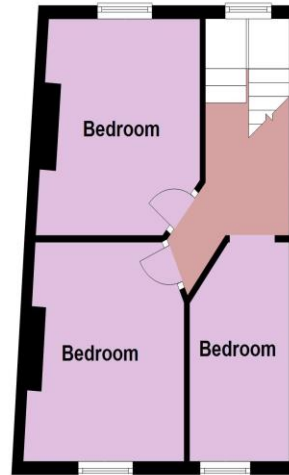


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Ground Floor



First Floor



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Plan produced using PlanUp.

## Property brochure

### Key Features

- End of terrace
- 3 bedrooms
- Open plan lounge/diner
- Courtyard garden
- Double glazed
- Centrally heated

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

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. MAR0020328/20240416/ASDP



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