



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

## Property brochure



WELLINGTON GARDENS  
MARGATE  
KENT  
CT9 1SR

Price: £325,000

4 Bedrooms

1 Reception

1 Bathroom

EPC D

Tenure FREEHOLD  
Council Tax A



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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

FAMILY HOME LOCATED IN A QUIET CUL-DE-SAC.....Offering a large open plan lounge/diner and kitchen to the ground floor plus 4 bedrooms and a family bathroom to the first floor. Outside there are gardens to the front, side and rear along with a brick built storage shed which could be easily converted in to a useful office or studio space. Other benefits include central heating and double glazing. Being sold chain free with vacant possession. Call Oakwood homes for further information.

### Location

Located in Wellington Gardens, close to Northdown Road, the Old Town and the sea front. In and around the Old Town you will find a number of shops, bars and restaurants and across the main sands is the railway station which provides good transport links to London and beyond.



### Accommodation

#### Ground Floor

Lounge / Diner - 28'0" (8.53m) x 11'0" (3.35m)

Kitchen - 17'0" (5.18m) x 7'11" (2.41m)

#### First Floor

Bedroom One - 17'11" (5.46m) x 7'11" (2.41m)

Bedroom Two - 11'0" (3.35m) x 9'0" (2.74m)

Bedroom Three - 10'0" (3.05m) x 7'11" (2.41m)

Bedroom Four - 9'0" (2.74m) x 8'0" (2.44m)

#### Bathroom



#### Exterior

Lawn front garden

Rear Garden laid to lawn with patio area and brick built storage shed

Residents Parking - The vendor has advised there is residents parking available within the cul-de-sac although this is on a first come first served basis



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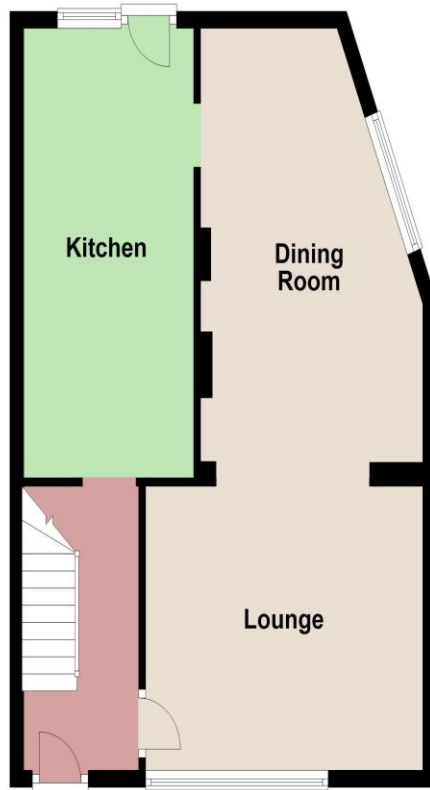
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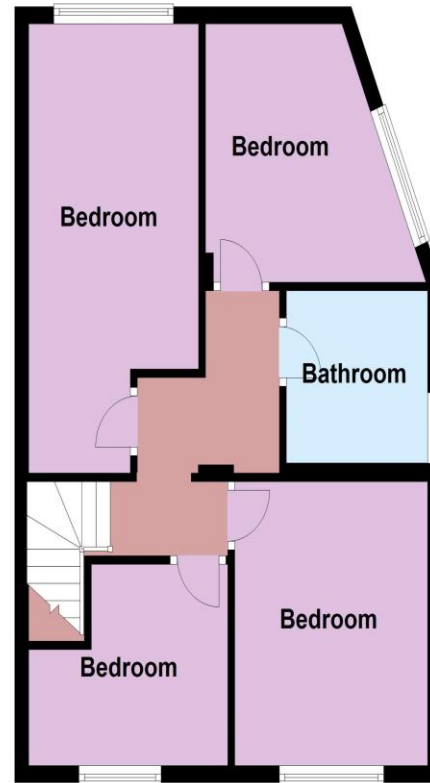


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Ground Floor



First Floor



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### Key Features

- 4 bedrooms
- Open plan lounge/diner
- Front & Rear Gardens
- Brick built storage shed
- Chain Free
- Vacant Possession

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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. MAR0023655/ASSM20240621



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