



Oakwood homes[®]
putting people first

Property brochure



YOAKLEY SQUARE
MARGATE
KENT
CT9 4BB

Price: Offers Over £300,000

.....
3 Bedrooms
.....

.....
2 Receptions
.....

.....
2 Bathrooms
.....

.....
EPC C
.....

Tenure FREEHOLD
Council Tax B



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01843 221133



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The Property

A GOOD SIZED THREE BEDROOM FAMILY HOME ON A CORNER PLOT IN NEED OF SOME UPDATING AND LOCATED CLOSE TO THE QEQM HOSPITAL. Offering flexible accommodation with the opportunity to re-configure to suit your needs with the added benefit of no chain! On the first floor you will find 3 good sized bedrooms along with a wetroom, whilst on the ground floor there is a cloakroom, lounge, kitchen leading to a separate dining room which could be made into a large open plan kitchen/diner subject to consents. There is a handy covered lobby with utility space and a storage room leading to the enclosed courtyard rear garden. To the front there is a lawned garden which continues to side giving the opportunity to create off road parking subject to necessary consents. There is central heating and double glazing and this home is ideal for a buyer looking to put there own mark on a home.

Location

Located in Yoakley Square which is overlooking a green and close to QEQM hospital, with local shops and schools nearby. The Old Town is 3/4 of a mile away with its good selection of bars and restaurants and over the far side of the main sands is the railway station providing good links to London and beyond.

Accommodation

GROUND FLOOR

Porch	
Entrance Hall	
Cloakroom	
Lounge	14'10" (4.52m) x 11'10" (3.61m)
Kitchen	11'4" (3.45m) x 9'1" (2.77m)
Dining Room	12'0" (3.66m) x 11'10" (3.61m)
Covered rear lobby	
Utility Area	
Stored Room	

FIRST FLOOR

Landing	
Bedroom 1	12'3" (3.73m) x 11'6" (3.51m)
Bedroom 2	11'0" (3.35m) x 9'8" (2.95m)
Bedroom 3	9'0" (2.74m) x 8'4" (2.54m)
Wet Room	7'10" (2.39m) x 5'6" (1.68m)

Outside Rear Courtyard garden. Corner Plot with front and side gardens, laid to lawn with potential for off road parking subject to consents

Limited on road free parking

There is currently no broadband provision at the property



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Total area: approx. 101.5 sq. metres (1092.6 sq. feet)

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Plan produced using PlanUp.

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Key Features

- Good sized family home
- 3 generous bedrooms
- 2 reception rooms
- Kitchen
- Wetroom
- Cloakroom
- Corner plot
- Potential for off road parking
- No Chain
- Close to QEQM

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. MAR0023051/20240717/DGDP



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