



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

## Property brochure



ALL SAINTS AVENUE  
MARGATE  
KENT  
CT9 5QJ

Price: Offers Over £350,000

3 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD  
Council Tax C



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01843 221133

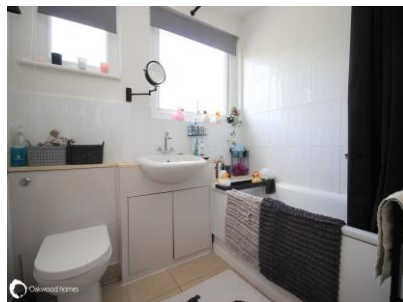


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## Property brochure



### The Property

A LARGE 3 BEDROOM SEMI DETACHED FAMILY HOME IN A GREAT LOCATION CLOSE TO THE PARK, SEA FRONT AND MAINLINE STATION. With off road parking and an enclosed 70ft rear garden this house offers everything a family could need, with local shops and schools a short distance away. The good sized accommodation consists of 3 bedrooms and a bathroom on the first floor whilst on the ground floor there is a lounge, kitchen/diner along with a cloakroom. There is double glazing and central heating and comes with no chain.

### Location

Located on All Saints Avenue which is close to local shops, the sea front, Hartsown Park and leisure centre plus the railway station with good transport links to London and beyond. Across the main sands is The Old Town which has a good selection of bars and restaurants.

### Accommodation

#### GROUND FLOOR

Entrance Hall

Lounge

13'6" (4.11m) x 12'0" (3.66m)

Kitchen/Diner

19'0" (5.79m) x 12'0" (3.66m)

Cloakroom

#### FIRST FLOOR

Landing

Bedroom 1

14'7" (4.45m) x 11'6" (3.51m) into bay

Bedroom 2

13'0" (3.96m) x 11'6" (3.51m)

Bedroom 3

8'10" (2.69m) x 7'2" (2.18m)

Bathroom

#### OUTSIDE

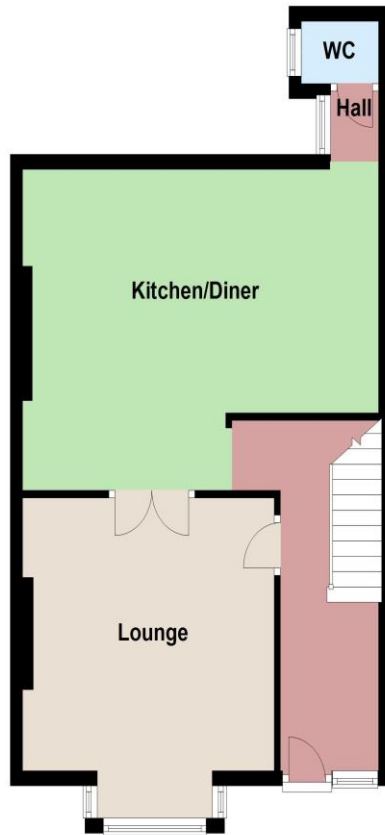
Front garden provides off road parking for 1 car

Rear garden approx 70' (21.34m) laid lawn and enclosed. Side access.

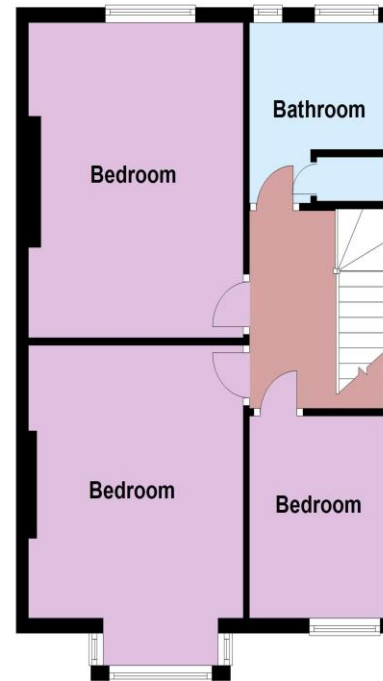


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Ground Floor



First Floor



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Plan produced using PlanUp.

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### Key Features

- Semi detached family home
- 3 bedrooms
- Lounge
- Kitchen/diner
- Cloakroom
- Family bathroom
- Central heating
- Double glazing
- Off road parking space
- 70ft rear garden
- Great location
- No chain

### 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. MAR0023539/20240903/DGDP



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