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Property brochure



ARLINGTON GARDENS
MARGATE
KENT
CT9 3TA

Price: £325,000

3 Bedrooms

2 Receptions

1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD
Council Tax B



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The Property

A GOOD SIZED 3 BEDROOM FAMILY HOME WITH OFF ROAD PARKING AND 70FT REAR GARDEN. Early viewing is a must to appreciate the size of this ideal family home with local shops, park and schools nearby. On the first floor there are 3 good sized bedrooms along with a family bathroom which has a separate shower plus a bath. On the ground floor there are 2 generous reception rooms as well as a very useful large conservatory and a fitted kitchen. The property has double glazing and central heating along with parking for 2 cars to the front. The enclosed rear garden is approximately 70ft, ideal for entertaining and for children to play. 2 sheds to the rear of the garden.

Location

Located in Arlington Gardens which has local schools and Northdown Park close by and has easy access to both Northdown Road and The Old Town. The Old Town offers a good selection of shops, bars and restaurants, and across the main sand you will find the railway station providing good transport links to London and beyond.

Accommodation

GROUND FLOOR

Hallway	
Lounge	14'5" (4.39m) x 10'5" (3.18m) not into bay
Dining Room	11'10" (3.61m) x 11'2" (3.40m)
Conservatory	17'3" (5.26m) x 12'4" (3.76m)
Kitchen	8'4" (2.54m) x 8'3" (2.51m)

FIRST FLOOR

Landing	
Bedroom 1	13'1" (3.99m) x 10'8" (3.25m)
Bedroom 2	10'10" (3.30m) x 10'8" (3.25m) not into built in wardrobes to one wall
Bedroom 3	9'3" (2.82m) x 8'0" (2.44m)
Bathroom	7'4" (2.24m) x 7'3" (2.21m)

OUTSIDE

Front is block paved providing off road parking for 2 cars. Rear garden approx. 70' (21.34m) with patio leading to lawn, plus 2 sheds at the rear of the garden

Broadband is delivered via fibre to the cabinet



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Key Features

- Good sized family home
- 3 generous bedrooms
- 2 reception rooms
- Large conservatory
- Potential to extend subject to consents
- Kitchen
- Family bathroom
- Central heating
- Double glazing
- 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. MAR0019329/20241031/DGDP

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