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## Property brochure



MARLBOROUGH ROAD  
MARGATE  
KENT  
CT9 5SU

Price: £285,000

4 Bedrooms

2 Receptions

2 Bathrooms

EPC D

Tenure FREEHOLD  
Council Tax B



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[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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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

**LARGER THAN IT FIRST APPEARS!** Located on Marlborough Road this period terraced home offers more than expected. Accommodation comprises 2 reception rooms, kitchen and family bathroom to the ground floor. 3 double bedrooms and a separate W.C can be found on the first floor with a further double bedroom and en-suite shower room to the 2nd floor. Outside there is a courtyard garden to the rear. Other benefits include gas central heating and double glazing. The property is being sold chain free and is currently tenanted, however there is the option to purchase with vacant possession.

### Location

Located in Marlborough Road which is within walking distance to the sea, and close to local parks, school and shops. The Old Town is approximately ½ a mile away with a good selection of independent shops, bars and restaurants. Margate mainline station is within walking distance and provides high speed rail links to London and beyond.

### Accommodation

#### GROUND FLOOR

Lounge	12'8" (3.86m) x 9'8" (2.95m)
Dining Room	13'6" (4.11m) x 8'2" (2.49m)
Kitchen	14'3" (4.34m) x 8' (2.44m)
Bathroom	9'10" (3.00m) x 6'1" (1.85m)

#### FIRST FLOOR

Bedroom 2	11'7" (3.53m) x 10'9" (3.28m)
Bedroom 3	11'3" (3.43m) x 9'2" (2.79m)
Bedroom 4	11'2" (3.40m) x 8'10" (2.69m)

#### W.C

#### 2ND FLOOR

Bedroom 1	15' (4.57m) x 9'2" (2.79m)
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#### En-Suite

#### OUTSIDE

Good size courtyard garden

Broadband is provided via fibre to the cabinet

On street parking is available in the street



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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. MAR0021701/20241012/ASDP

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### Key Features

- 4 double bedrooms
- 2 reception rooms
- 2 bathrooms
- Courtyard garden
- Double glazing
- Central heating
- Chain free
- Vacant possession

Need a mortgage..?

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