



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

## Property brochure



NASH LANE  
MARGATE  
KENT  
CT9 4EX

Price: £425,000

4 Bedrooms

1 Reception

2 Bathrooms

Off Street Parking

EPC B

Tenure FREEHOLD  
Council Tax D



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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



### The Property

LARGE, MODERN 4 BEDROOM END OF TERRACE FAMILY HOME IN A GREAT LOCATION...Viewing is a must to appreciate the size and location of this family home. The accommodation is arranged over three floors with a bedroom/study and a bathroom on the top floor whilst on the first floor there are 3 good sized bedrooms and a family bathroom. The ground floor consists of a cloakroom, large living room with bi-fold doors as well as a 19' (5.79m) Kitchen/diner being well appointed with integrated appliances. The rear garden is approx 60' (18.29m) and enclosed, with side access and a lawned front garden with parking for 2 cars. There is central heating and double glazing and this home is available with no chain.

### Location

There is excellent access to Margate, Ramsgate and Broadstairs from Nash lane, conveniently located just off Ramsgate Road, the main spine running through Thanet, and is serviced by The Loop stagecoach bus service. The Queen Elizabeth Queen Mother hospital is less than a 5 minute walk away and Westwood Cross offering retail and leisure is only a short drive in the car.

### Accommodation

#### GROUND FLOOR

Porch

Cloakroom

Hallway

Kitchen/Diner

19'1" (5.82m) x 11'1" (3.38m)

Living Room

18'0" (5.49m) x 13'6" (4.11m) bi-fold doors to rear

#### FIRST FLOOR

Landing

Bedroom 1

18'0" (5.49m) x 13'6" (4.11m)

Bedroom 2

12'7" (3.84m) x 11'1" (3.38m)

Bedroom 3

10'5" (3.18m) x 8'2" (2.49m) not into recess

Bathroom

11'0" (3.35m) x 6'1" (1.85m)

#### TOP FLOOR

Landing

Bedroom/Office

8'3" (2.51m) x 7'10" (2.39m) not into large recess

Bathroom

10'6" (3.20m) x 6'1" (1.85m)

#### OUTSIDE

Rear garden Approx 60' (18.29m) with patio area leading to lawn and enclosed by fencing. Side access

Lawned front garden, block pave drive with parking for 2 cars.

Fibre broadband is available to the cabinet.

NB. We are advised that the current owner also owns a plot of land to the rear which is available by separate negotiation as part of the sale.

The property holds a remaining 7 years on a House builder guarantee



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Total area: approx. 134.5 sq. metres (1447.5 sq. feet)

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Plan produced using PlanUp.

## Property brochure

### Key Features

- Modern family home
- 4 bedrooms
- 2 bathrooms
- Cloakroom
- Large living room with bi-fold doors
- Kitchen/diner
- 60ft south facing rear garden
- Parking for 2 cars
- Convenient for the hospital
- 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. MAR0023975/241218ASCW

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