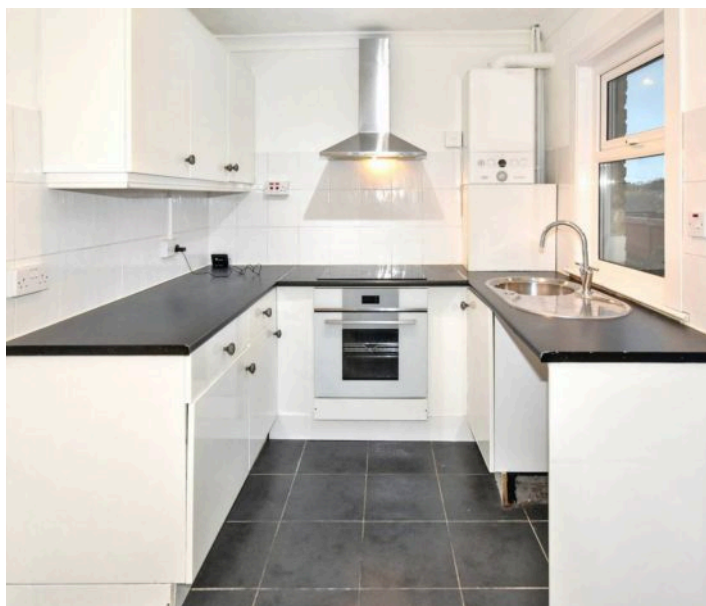




Proudly Presents  
128 BYRON AVENUE, MARGATE







### the property

Step inside this charming two-bedroom Victorian house, perfectly blending period character with modern convenience, nestled in a highly popular and desirable location. Recently redecorated throughout and including brand new carpets, this delightful home offers a welcoming ambiance, featuring two spacious reception rooms, a fitted kitchen, and two comfortable double bedrooms. Further benefits include double glazing, gas central heating, a lovely courtyard garden ideal for outdoor relaxation, and the huge advantage of being offered chain free for a smoother purchase.

### Entrance Hallway

Double glazed entrance door into entrance hallway, cupboard houses fuse board, dado rail, double radiator, stairs to 1st floor and doors to:-

### Sitting Room

13' 0" x 11' 4" (3.96m x 3.45m)

Double glazed entrance door into entrance hallway, cupboard houses fuse board, dado rail, double radiator, stairs to 1st floor and doors to:-

### Kitchen

9' 6" x 7' 2" (2.90m x 2.18m)

Measurements include a range of fitted base units with space for washing machine and fridge freezer, fitted electric fan oven, worksurface over inset with a four burner halogen hob and a stainless steel sink drainer and mixer tap. Tiled splashback, range of matching wall units, stainless steel chimney style filter hood, wall mounted gas boiler for central heating and domestic hot water.



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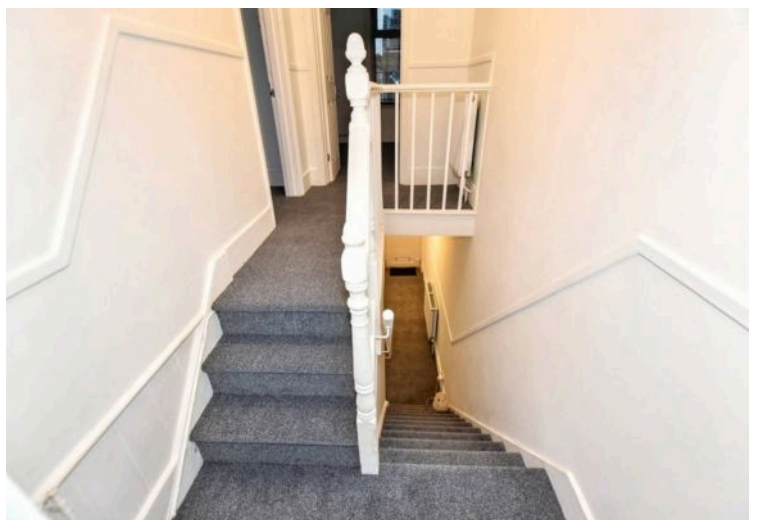
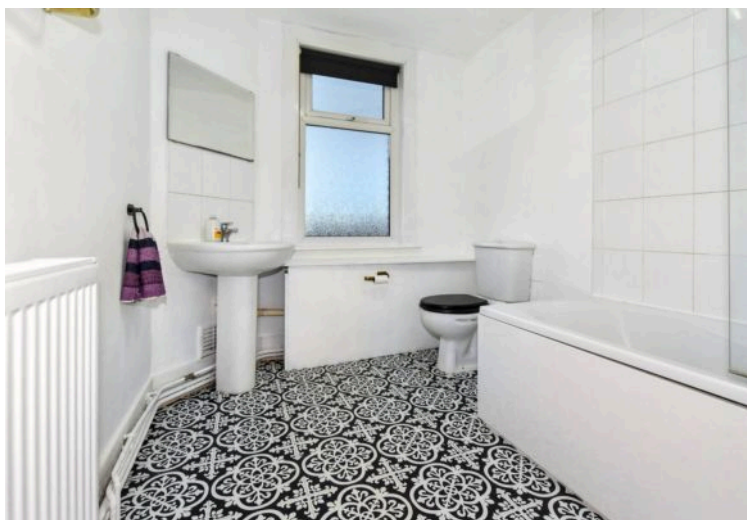
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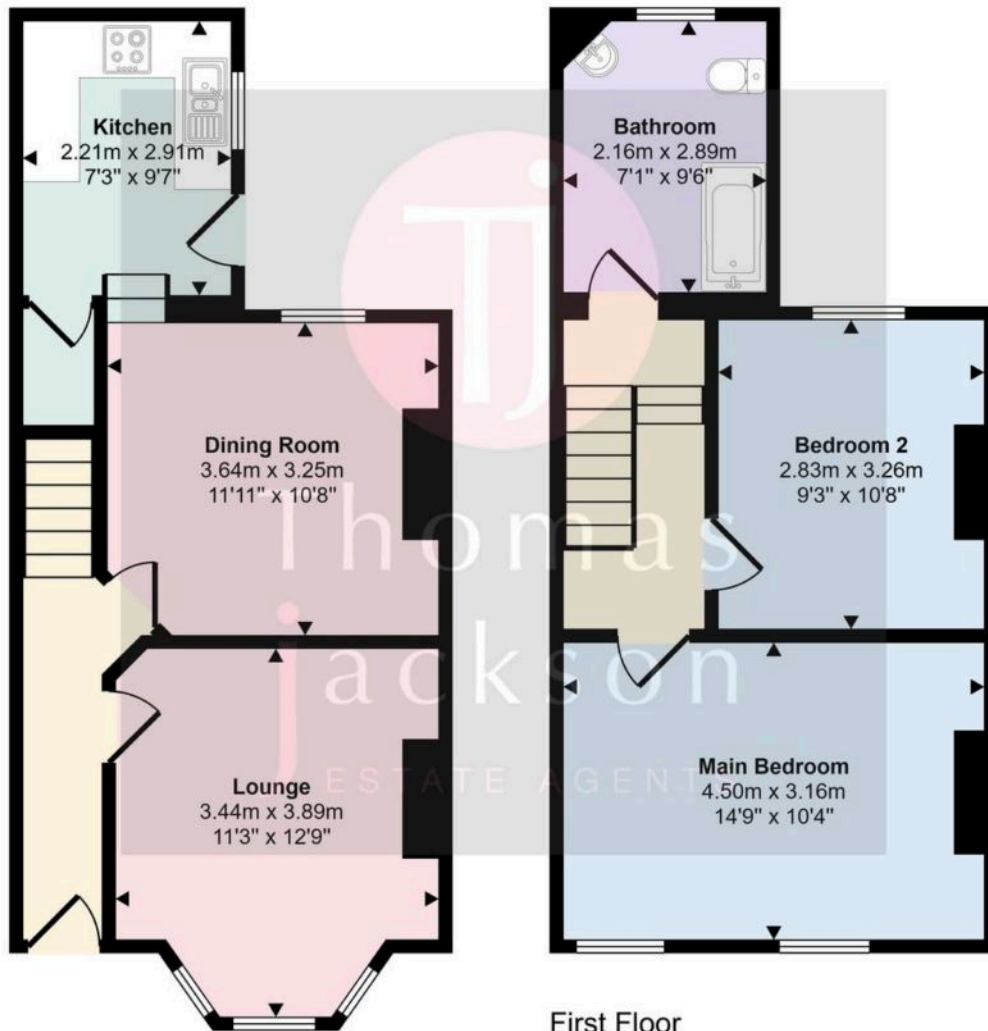
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Approx Gross Internal Area  
74 sq m / 797 sq ft



Ground Floor  
Approx 38 sq m / 404 sq ft

First Floor  
Approx 36 sq m / 392 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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