



Oakwood homes[®]
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Property brochure



WHARFDALE ROAD
MARGATE
KENT
CT9 2TB

Price: £245,000

2 Bedrooms

1 Reception

1 Bathroom

EPC D

Tenure FREEHOLD
Council Tax B



margate@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

A GOOD SIZE 2 BEDROOM TERRACED HOME WHICH WOULD MAKE AN IDEAL FIRST TIME BUY OR BUY TO LET, CLOSE TO DANE PARK. With local shops close by as well as schools and the Old Town and sea front, this property is ideal for a young family. The accommodation consists of 2 good size bedrooms and a family bathroom on the first floor, whilst on the ground floor there is a large double aspect lounge, a fitted kitchen and a handy breakfast/dining/utility room. There is also a useful porch to the front, a lawned front garden that has the potential for off road parking subject to consents. To the rear is a 75ft lawned and enclosed garden offering potential to extend to the rear, and the the home also has double glazing and central heating. No Chain!



Location

Located in Wharfdale Road within 250m of Dane Park and easy access to the QEQM hospital and Margate's Old Town. Margate enjoys the benefit of a number of beaches and award winning attractions which includes The Turner Contemporary & Dreamland, plus a mainline railway station providing good rail links to London.

Accommodation

Double glazed entrance porch:-

Entrance door to

Entrance Hall

Lounge 17'10" (5.44m) x 11'0" (3.35m)

Kitchen 11'2" (3.40m) x 8'4" (2.54m)

Dining/Breakfast Room 7'5" (2.26m) x 6'6" (1.98m)

FIRST FLOOR

Bedroom 1 15'7" (4.75m) x 10'3" (3.12m).

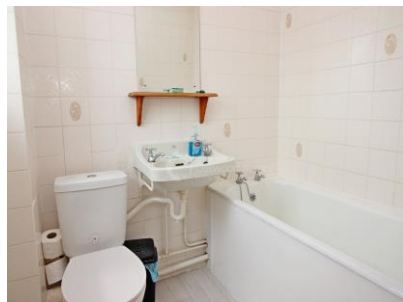
Bedroom 2 11'0" (3.35m) x 8'10" (2.03m)

Bathroom 6'10" (2.08m) x 5'8" (1.73m)

OUTSIDE

Rear Garden approximately 75' (22.86m), lawned plus borders, shed and green house. Enclosed by panel fencing. Front garden is lawned garden plus path to front door (potential for off road parking subject to the usual consents).

On road parking



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Key Features

- 2 double bedrooms
- Terrace home
- 2 reception rooms
- Ideal first home
- Fitted kitchen
- 75ft garden
- Potential to extend and for off road parking
- Double glazing
- Gas central heating
- No Chain



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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. MAR0017614/20240402/DGDP



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