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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions	A
Energy efficient - lower running costs	B
Decent	C
Below average energy efficiency - higher running costs	D
Poor energy efficiency - high running costs	E
Very poor energy efficiency - very high running costs	F
Extremely poor energy efficiency - exceptionally high running costs	G
Current	62
Target	82

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Extremely poor energy efficiency - exceptionally high running costs	G
Current	65
Target	84

**miles & barr**  
YOUR PROPERTY AGENT

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Relocation network



**21 COPPERHURST WALK**  
**MARGATE**



**21 COPPERHURST WALK**  
**MARGATE** **£278,000**



- Two Bedrooms
- Sought After Location
- Fully Refurbished
- Under Floor Heating
- Garage to Rear
- Off Street Parking
- New Ideal Boiler
- High Finish Throughout

## LOCATION

Margate is a fantastic seaside town and contains the areas of Cliftonville, Garlinge, Palm Bay and Westbrook. The energy surrounding Margate is excellent, it holds the likes of a world class Art Gallery, the UK's original pleasure park 'Dreamland', fast Rail links into London and of course not forgetting the stunning sandy beaches and sparkling bays. You are within a 10 minute drive to the neighbouring towns which are Broadstairs, Ramsgate and Birchington. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

## ABOUT

### STUNNING TWO BEDROOM END OF TERRACE HOUSE WITH OFF STREET PARKING!

Miles and Barr are delighted to present this stunning two bedroom end of terrace house finished to a high standard throughout. This property has been fully refurbished throughout by the current owner and no expense has been spared.

#### Ground Floor

The property comprises from an entrance porch to the front with a downstairs WC, Large open plan Lounge/Dining room with underfloor heating throughout, Patio doors leading into a beautifully extended kitchen boasting lots of light from the roof lantern. The kitchen is fitted with Corin Worktops, Faber extractor fan and Hob, Bosch Oven and Heating shelf, Wine cooler, Dishwasher and Bi-folding doors with fitted blinds out to the garden.

#### First Floor

Upstairs you find a Wetroom with rainfall shower tiled floor with soakaway and bluetooth mirror, you then find the second bedroom which is a double sized room, with plenty of space for wardrobes and a double bed to fit, the master bedroom is located to the front of the property which is big enough to be split into a two rooms but the current owner has kept it as one to have the privilege of a large built in wardrobe space to the left with a further storage cupboard over the stairs.

#### Externally

Externally you will find a lean to running to the right side of the property, low maintenance garden with astroturf and patio slabs with direct access to the garage and private allocated parking space to the rear. Located within a quiet cul de sac in the sought after location of Palm Bay, this property is close to highly praised local primary schools, bus routes connecting to Canterbury and a close walk to local amenities.

To arrange your viewing following COVID-19 guidelines, please call sole agents Miles and Barr on 01843 231222.

## DESCRIPTION

Lounge 21'4" x 16'10" (6.50m x 5.13m)

Kitchen 14'11" x 8'9" (4.55m x 2.67m)

Bedroom 1 12'11" x 10'5" (3.96m x 3.18m)

Bedroom 2 11'6" x 9'3" (3.51m x 2.82m)

Wetroom 6'11" x 5'4" (2.13m x 1.65m)

