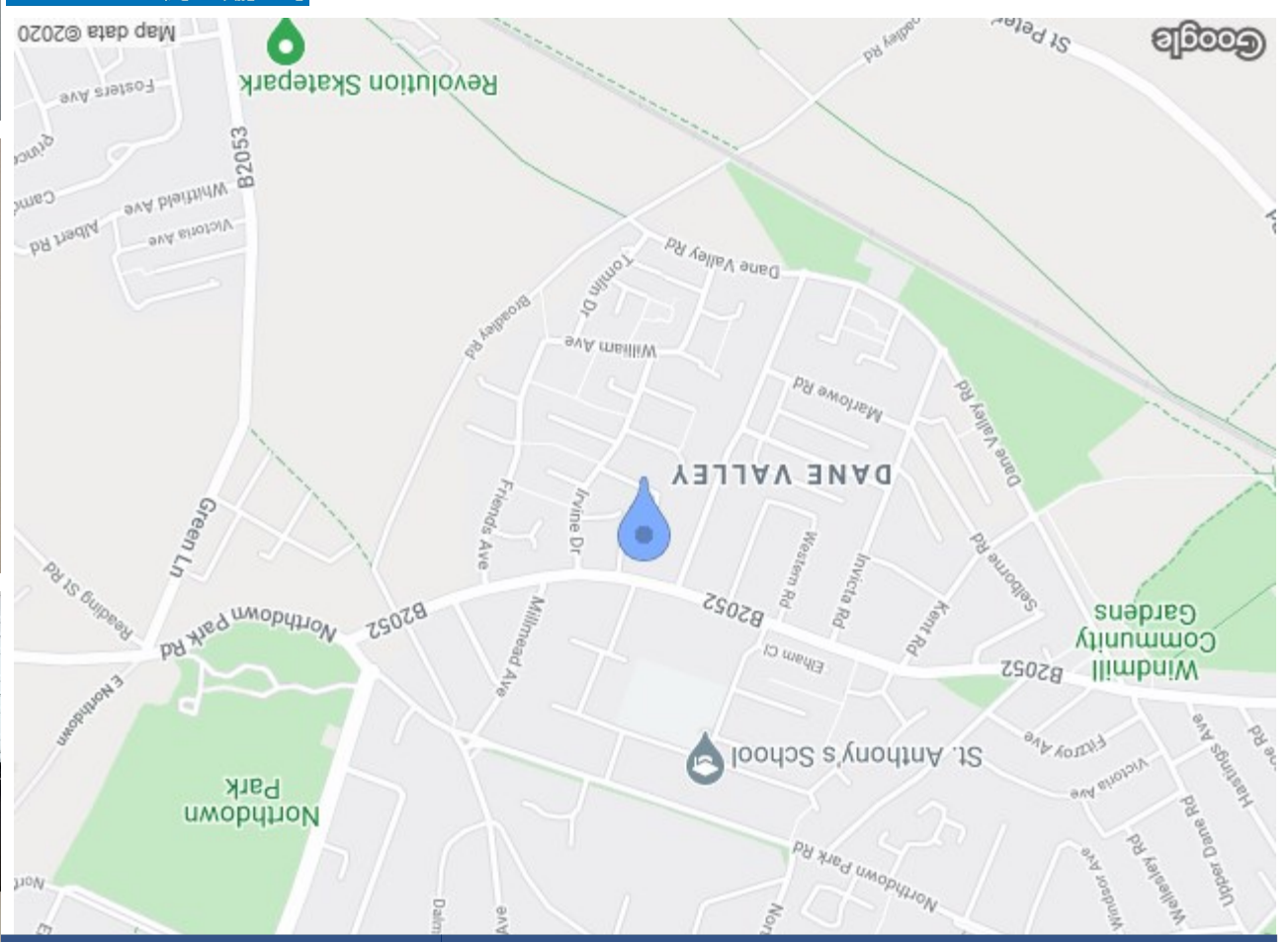


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (127 plus)
Energy efficient	B (81-121)
Decent	C (61-80)
Below average	D (41-60)
Average	E (21-40)
Below average	F (1-20)
Very energy inefficient - higher running costs	G (1-20)

Current: 65  
Potential: 85



**MARGATE**  
**6 ELFRIDA CLOSE**

**miles & barr**  
YOUR PROPERTY AGENT

155-157 Northdown Road, Margate, Kent, CT9 2QY  
t: 01843 231222 e: [ciffonville@milesandbarr.co.uk](mailto:ciffonville@milesandbarr.co.uk)



**6 ELFRIDA CLOSE**  
**MARGATE**

**£195,000**



- Chain Free
- Two Bedroom
- End of Terrace
- Private Garden
- Popular Location

## ABOUT

TWO BEDROOM END OF TERRACE HOUSE BEING SOLD CHAIN FREE!! Miles & Barr are delighted to bring to the market this well presented property perfect for first time buyers or btl investor. Viewings come recommended. Internally the property benefits from two doubles bedrooms and a family bathroom on the first floor with the ground floor offering a spacious open plan lounge/dining room with separate kitchen. Externally the property is well set back from the road, benefits from being end of terrace and a private garden at the rear. Elfrida Close is a popular location for families and is within a close proximity for local bus routes, school catchment areas and local amenities. Please call Miles & Barr for more information and to arrange your internal viewings.

## 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.

## DESCRIPTION

Entrance

Kitchen 9'10 x 8'10 (3.00m x 2.69m)

Lounge 17'7 x 14'7 narrowing to 7'1 (5.36m x 4.45m narrowing to 2.16m)

First Floor

Landing

Bedroom 14'7 x 8'7 (4.45m x 2.62m)

Bathroom 7'9 x 7'8 (2.36m x 2.34m)

Bedroom 14'7 x 10'10 narrowing to 7'1 (4.45m x 3.30m narrowing to 2.16m)

Exterior

Front Garden

Rear Garden

