

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 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:

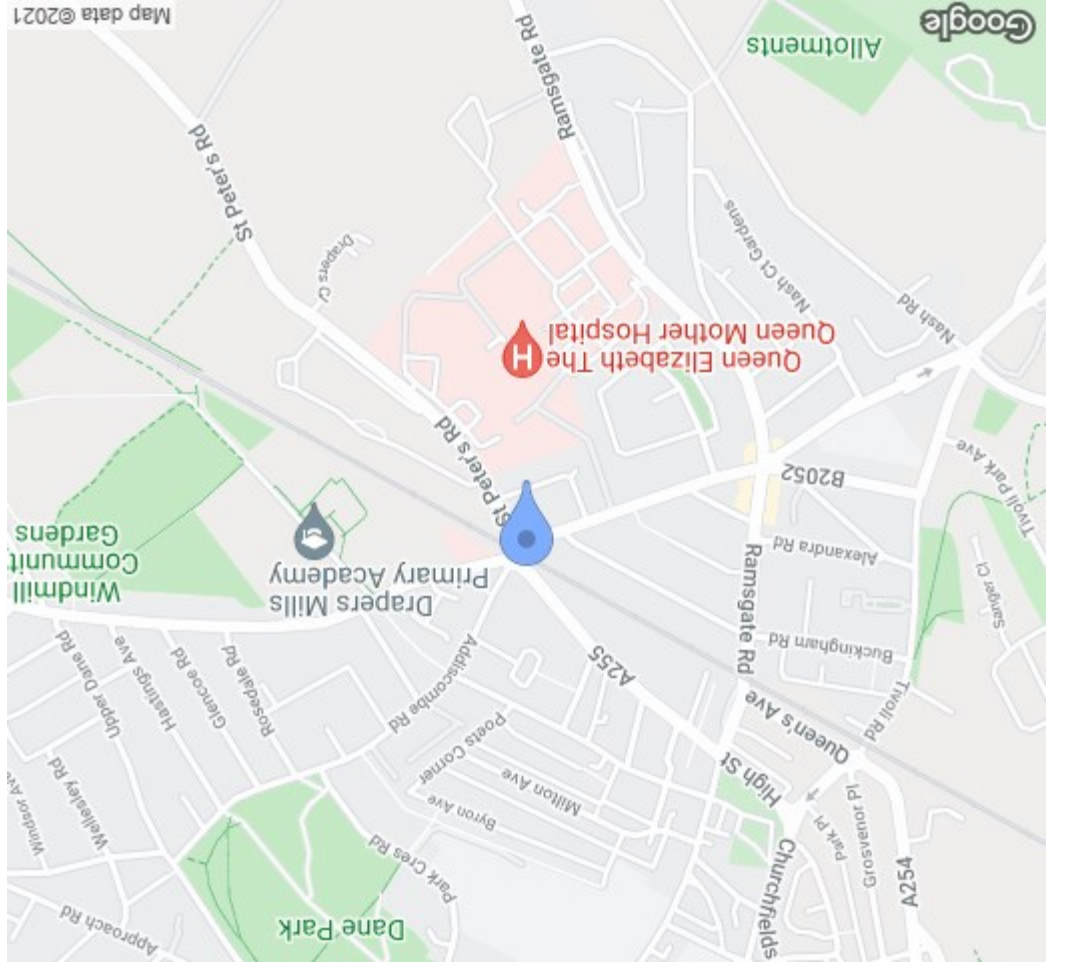
**miles & barr**  
YOUR PROPERTY AGENT

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PROTECTED  
PROPERTY  
PROPERTY NETWORK  
The Property Ombudsman

England & Wales	
EU Directive 2002/91/EC	Current Rating
(92 plus) A	87
(69-90) B	
(55-69) C	
(39-54) D	67
(21-38) E	
(1-20) F	
(1-20) G	

Very energy efficient - lower running costs  
Not energy efficient - higher running costs



**5 OAST COURT, DRAPERS AVENUE, MARGATE**



**5 OAST COURT, DRAPERS AVENUE**  
**MARGATE**

**£295,000**

- Three Bedroom
- Semi Detached
- Garage
- Off Street Parking
- Private Garden
- Downstairs WC
- Freehold
- Walking Distance to QEQM Hospital
- Double Glazed
- Gas Central Heated

## ABOUT

THREE BEDROOM SEMI DETACHED HOUSE WITHIN A STONE'S THROW OF THE QEQM HOSPITAL!! Miles & Barr are delighted to bring to the market this excellent family home in a quiet location. Viewings come recommended for this rare to find location. In brief, internally the property comprises of a porch entrance, kitchen to the front, downstairs WC with open plan lounge/dining room at the rear opening up to the private garden. Upstairs offers three bedroom and a family bathroom. Externally there is a garage, off street parking and a private garden to the side and rear. Moreover, the property benefits from being in a quiet location and offering both gas central heating and double glazing. 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  
 Porch  
 Lounge Diner 18'03 x 12'03 (5.56m x 3.73m)  
 Kitchen 11'08 x 8'02 (3.56m x 2.49m)  
 WC 5'05 x 3'10 (1.65m x 1.17m)  
 First Floor  
 Bedroom One 12'05 x 10'01 (3.78m x 3.07m)  
 Bedroom Two 12'05 x 7'01 (3.78m x 2.16m)  
 Bedroom Three 9'11 x 7'08 (3.02m x 2.34m)  
 Bathroom 8'05 x 7'10 (2.57m x 2.39m)  
 External  
 Rear Garden  
 Off Street Parking  
 Garage

