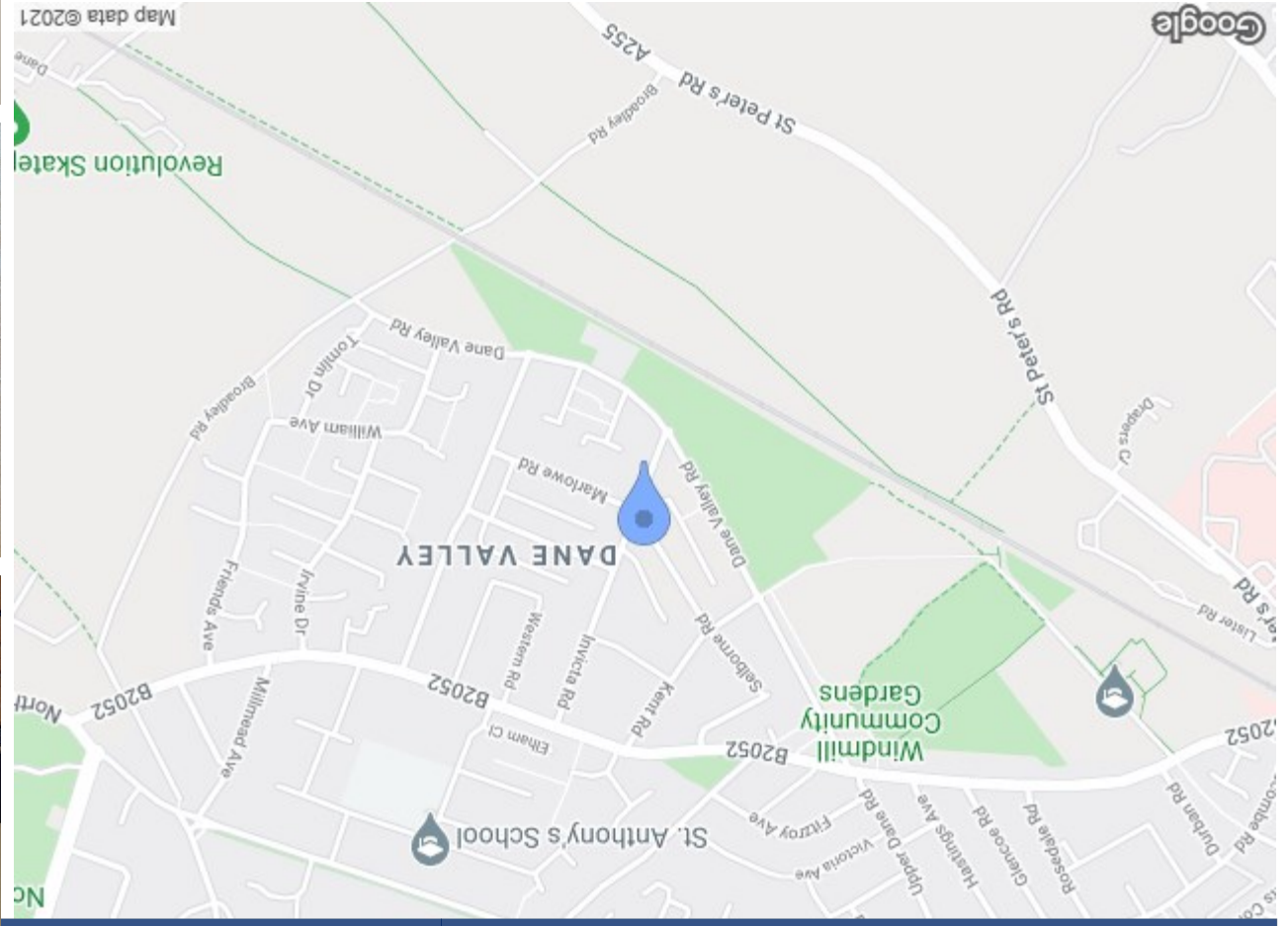


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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: [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 (87 plus)
Energy efficient	B (81-86)
Decent	C (69-80)
Below average	D (55-68)
Below average	E (45-54)
Poor	F (21-44)
Very poor	G (1-20)

Map data ©2021



**88 INVICTA ROAD**  
**MARGATE**

**miles & barr**  
YOUR PROPERTY AGENT

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



**88 INVICTA ROAD**  
**MARGATE**

**£279,995**

- 3/4 bed semi
- Large workshop/garage
- Good condition internally
- Close to schools
- Walking distance to bus stops

## ABOUT

Extended house in great condition throughout!

Miles and Barr are delighted to bring to the market this lovely semi detached home, located in a popular residential area. The property boasts two double and a single bedroom, with modern family bathroom on the first floor. The ground floor has been extended, and it is currently set up as a double bedroom to the front, and an open plan lounge, kitchen and dining area, which boasts solid wood floors and under floor heating. There is a garden to the rear, and a large garage/workshop accessed from the rear. This is a great property, which offers fabulous family living space. Call us today to book your viewing 01843-231222.

## 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 Hall

Bedroom 12'1" x 16'4" (3.68 x 4.98)

Shower Room

Kitchen 9'9" x 15'4" (2.97 x 4.67)

Lounge/Diner 12'3" x 17'8" (3.73 x 5.38)

Landing

Bedroom 11'1" x 12'6" (3.38 x 3.81)

Bedroom/Study 7'3" x 7'4" (2.21 x 2.24)

Bedroom 10'2" x 11'5" (3.10 x 3.48)

Bathroom 7'7" x 8'2" (2.31 x 2.49)

External

Rear Garden m x 30'0" (m x 9.14)

Workshop/Garage 23'5" x 25'8" (7.14 x 7.82)

Off Street Parking

