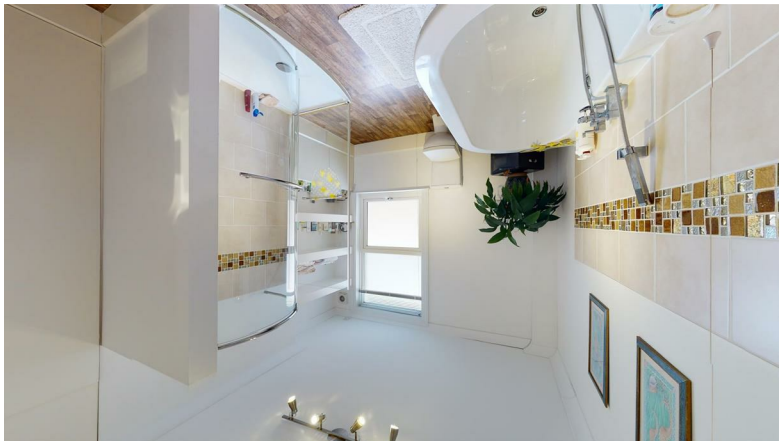


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Energy Efficiency Rating	
Current	Possible
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(45-54)
F	(31-40)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



3 ALBERT ROAD  
MARGATE



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3 ALBERT ROAD  
MARGATE

£350,000



- Five Bedrooms
- Sought After Location
- No Forward Chain
- Large Period Property
- Spacious Rooms
- Large Family Bathroom
- 2 Additonal W/C's
- Close to Margate Station

## 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

This lovely, spacious five bedroom Victorian property, two minutes walk from the sea and Margate railway station, has been completely renovated, whilst leaving intact its beautiful period features. It has central heating and double glazing throughout.

The front door leads into a long entrance hall, leading to a large open plan lounge diner running from the front to the back of the house. The room is light and bright with a striking, elegant, original fireplace. At the rear, a large galley kitchen has beautiful wood kitchen surfaces with plenty of storage space and has double patio doors leading out to the rear decked garden, with waist-high beds for easy maintenance.

The first floor comprises two bedrooms and a spacious, elegant bathroom with both a bath and shower. There is also a separate toilet.

The second floor consists of a further three bedrooms and another bathroom with a shower and toilet. There is an opportunity to increase the value of the house by doing a loft conversion.

At the front, there is a small front garden with waist-high beds. The path to the front door has original Victorian mosaic paving.

The home is perfect for a growing family or for letting. The vendor is happy to leave it fully furnished.

The vendor has maintained the house to a very high standard with a total renovation recently completed, meaning you can move straight in and make yourself at home.

Alternatively, the house would be suitable for conversion into an HMO. There is no forward chain.

## DESCRIPTION

### Ground Floor

Lounge/Dining Room 27'69 x 10'31 (8.23m x 3.05m)

Kitchen 9'77 x 13'42 (2.74m x 3.96m)

### First Floor

Bedroom One 12'85 x 8'99 (3.66m x 2.44m)

Bedroom Two 12'72 x 9'24 (3.66m x 2.74m)

Bedroom Three/Office 9'41 x 5'83 (2.74m x 1.52m)

Shower Room 9'93 x 3'17 (2.74m x 0.91m)

Bedroom Four 9'00 x 15'63 (2.74m x 4.57m)

Bedroom Five 8'66 x 5'70 (2.44m x 1.52m)

WC 5'70 x 8'94 (1.52m x 2.44m)

Bathroom 12'61 x 10'29 (3.66m x 3.05m)

### External

### Garden

