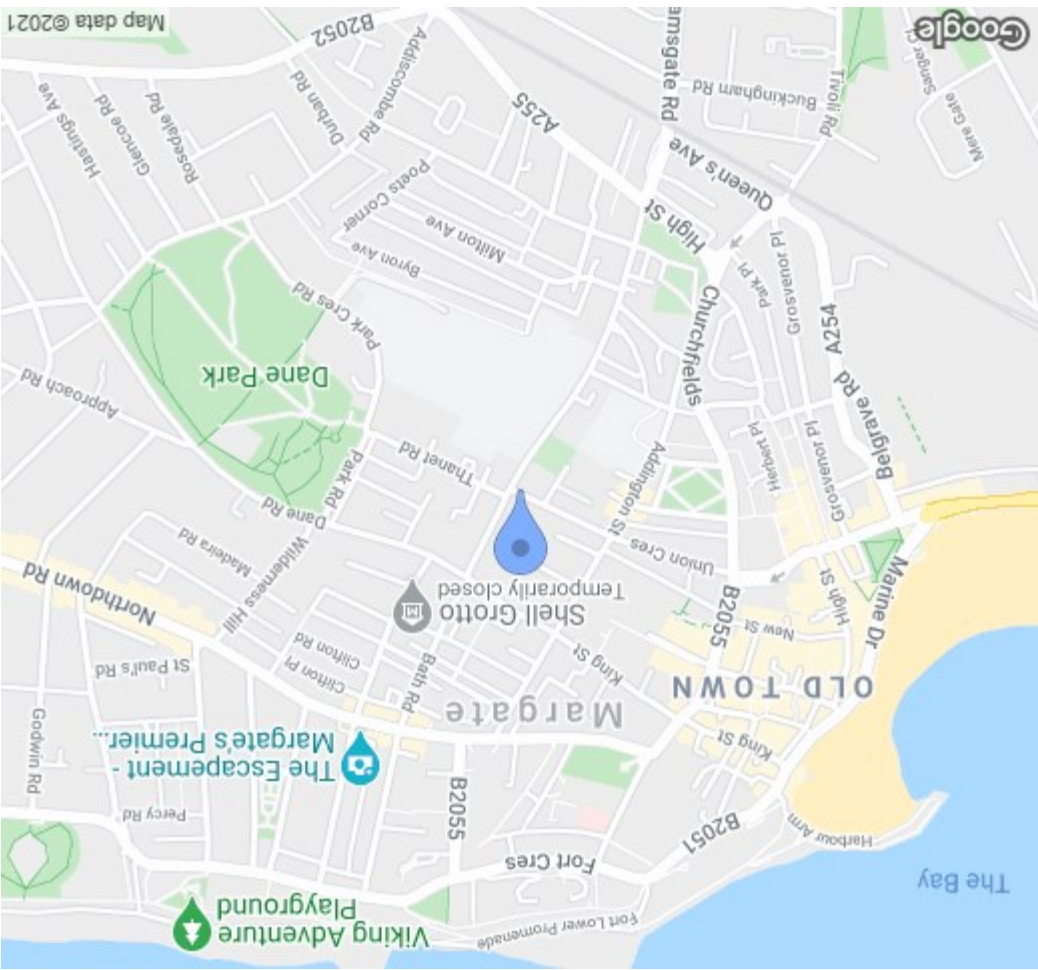


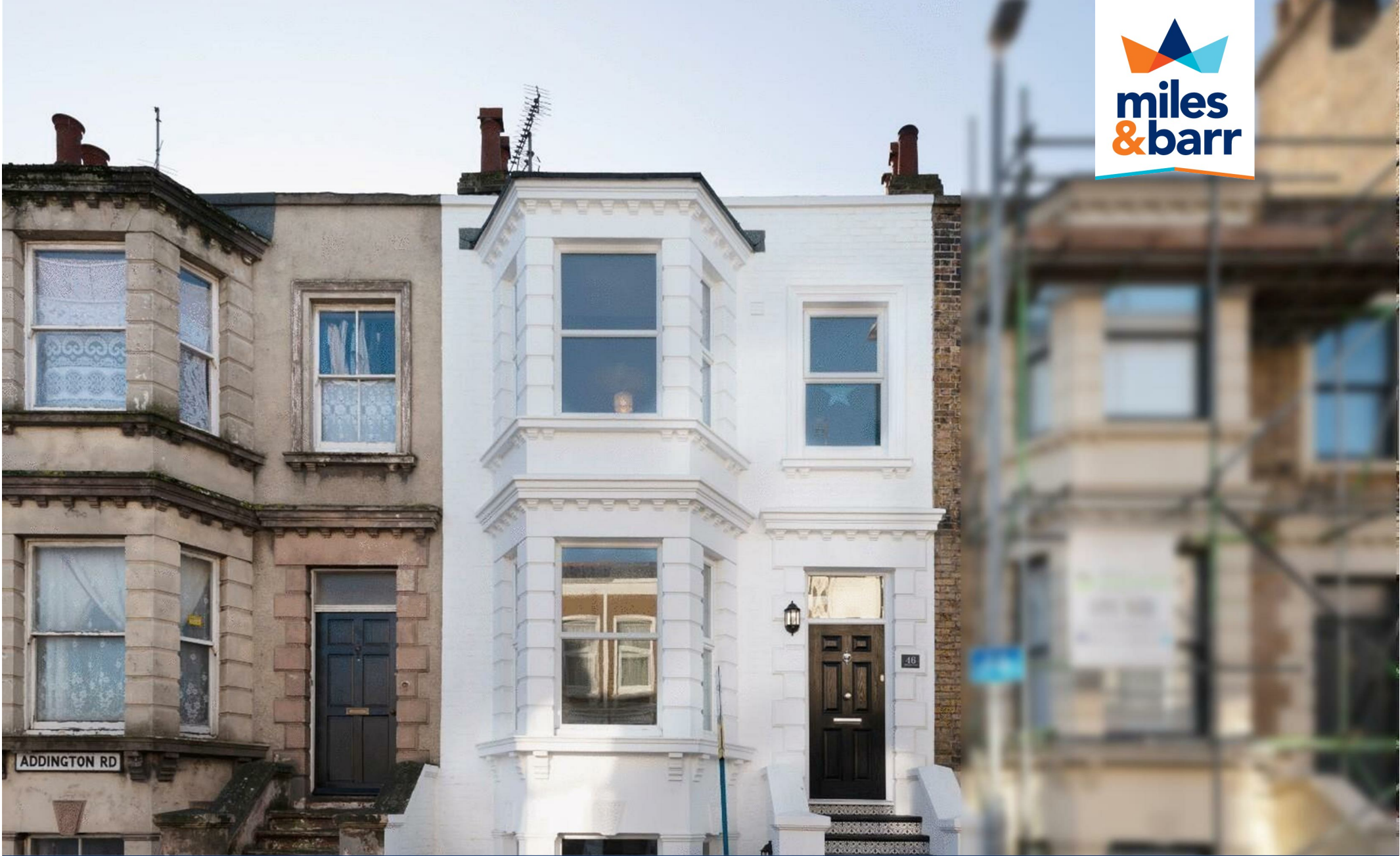
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
Not energy efficient - higher running costs	G	(1-20)
Current	81	
Potential	67	



46 ADDINGTON ROAD, MARGATE



46 ADDINGTON ROAD
MARGATE

£450,000

- Stunning Refurbishment
- Three Bedrooms
- High End Finish
- Two Bathrooms
- No Forward Chain
- Re Wired
- New Heating System

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

Miles and Barr are delighted to present this simply stunning Three bedroom terraced house offered with no forward chain and vacant poession. This property has undergone complete refurbishment throughout including new electrics, heating system, modern fitted kitchen, high end bathrooms, luxury carpet and tiled floors. Boasting a high end finish throughout the property, you can simply move straight in and add your own touches of decor to complete this home. The property internally comprises of a stunning entrance hallway with a beautifully tiled floor, large lounge, seperate WC, kitchen/diner with patio doors leading out to the low maintenance garden with rear access. The lower floor consists of a double bedroom, study, beautifully finished wetroom and Utility room. The first floor consists of a large family bathroom with his and hers sinks, seperate shower and free standing bath. Further benefits include loft space, high ceilings throughout the property and period features. Viewings come highly recommened on this stunning property, to arrange your viewing following COVID-19 guidelines please call sole agents Miles and Barr on 01843 231222.

DESCRIPTION

- Entrance
- Hallway
- Lounge 16'3 x 12'5 (4.95m x 3.78m)
- Kitchen/Breakfast Room 13'0 x 10'11 (3.96m x 3.33m)
- WC 4'5 x 5'6 (1.35m x 1.68m)
- Lower Ground Floor
- Bedroom Three 13'0 x 13'0 (3.96m x 3.96m)
- Study 9'1 x 7'9 (2.77m x 2.36m)
- Shower Room 10'9 x 4'32 (3.28m x 1.22m)
- Utility Room 5'3 x 4'10 (1.60m x 1.47m)
- Second Floor
- Bathroom 12'8 x 5'9 (3.86m x 1.75m)
- Bedroom One 16' x 10'11 (4.88m x 3.33m)
- Bedroom Two 12'9 x 11'0 (3.89m x 3.35m)
- External
- Rear Garden

