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Energy Efficiency Rating	
Current	Potential
86	54
Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (45-54)	
F (31-44)	
G (1-30)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



79 DANE ROAD MARGATE



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MARGATE

£275,000

- Three Bedroom
- Mid Terrace
- Over 3 Floors
- Private Garden
- Good Condition
- Set back from the Road
- Walking distance to Old Town
- Period Home
- Gas Central Heating
- Double Glazed

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

THREE BEDROOM PERIOD HOME OVER THREE FLOORS!! Miles & Barr are delighted to bring to the market this well presented period home on the ever popular Dane Road. Being within a few minutes walk to Margate's beach front and Old Town, viewings come highly recommended to appreciate what is on offer. In brief, internally the property spans over three floors with the top floor offering two double bedrooms and a family bathroom. The ground floor benefits from a lounge to the front, dining room and large kitchen at the rear. With the lower ground floor boasting a further double bedroom, currently being used as a home office. Externally, the property is well set back from the road with a spacious private garden at the rear. Please call Miles & Barr for more information and to arrange your internal viewings.

DESCRIPTION

- Lounge
- Dining Room
- Kitchen
- Bedroom Three
- Bedroom One
- Bedroom Two
- Bathroom
- Garden
- Lounge 11'2" x 12'2" (3.40 x 3.71)
- Dining Room 8'9" x 15'9" (2.67 x 4.80)
- Kitchen 6'5" x 17'9" (1.96 x 5.41)
- Bedroom Three 10'2" x 16'4" (3.10 x 4.98)
- Bedroom One 10'2" x 15'0" (3.10 x 4.57)
- Bedroom Two 9'0" x 9'9" (2.74 x 2.97)
- Bathroom
- Garden m x 70'0" (m x 21.34)

