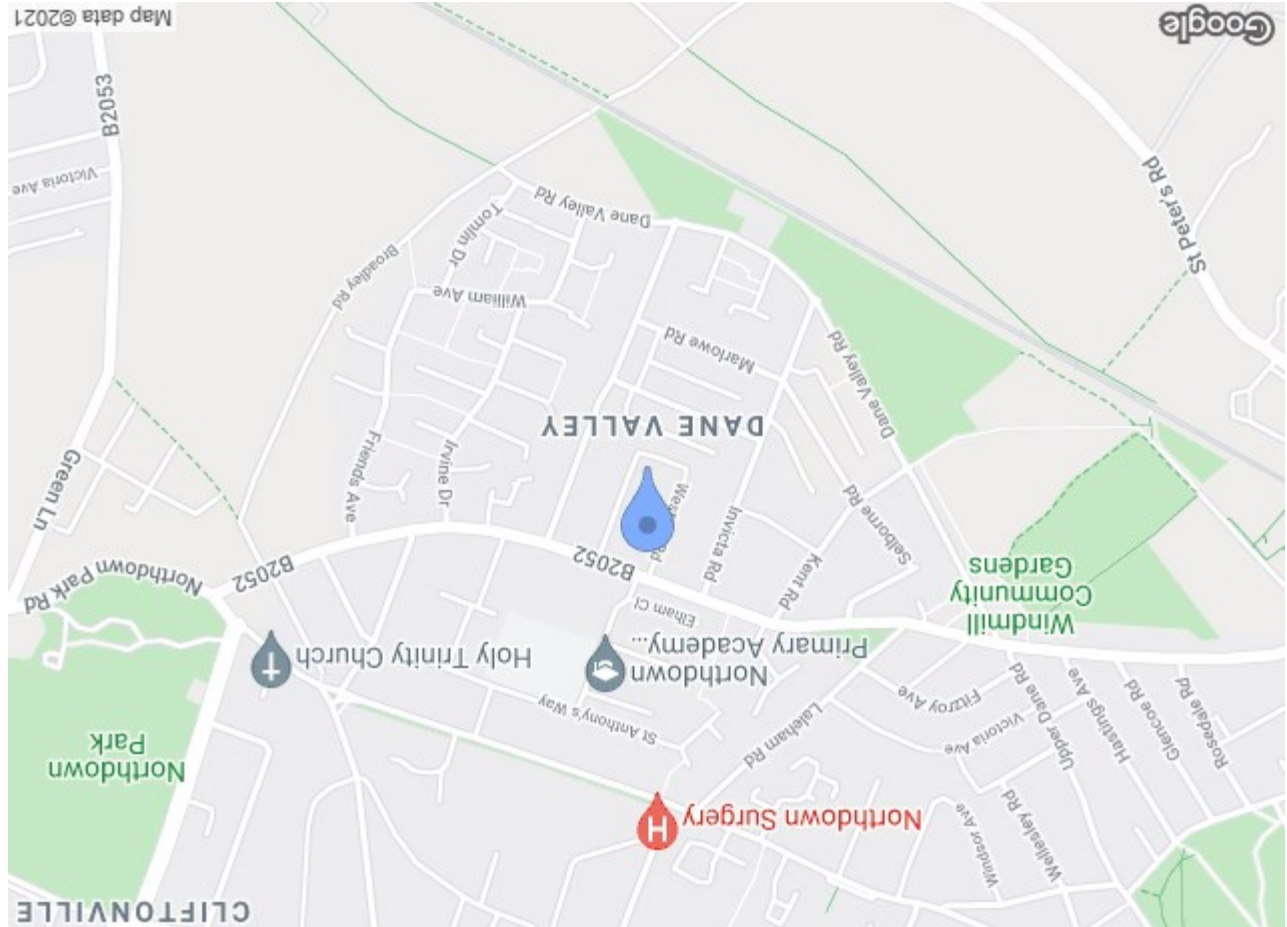


www.milesandbarr.co.uk/referral-fee-disclosure

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 specific 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:



Energy Efficiency Rating	
Current	Potential
84	70
Very energy efficient - lower running costs	
A	
(92 plus)	
B	
(81-91)	
C	
(69-80)	
D	
(55-68)	
E	
(39-54)	
F	
(21-38)	
G	
(1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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miles & barr
...valuing people, not just property



29 WESTERN ROAD
MARGATE

£325,000

- Three Bedrooms
- Semi Detached
- Off Street Parking
- Good Condition
- Private Garden
- Doubled Glazed
- Gas Central Heating
- Popular Area

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 SEMI DETACHED HOUSE WITH OFF STREET PARKING!!

Miles & Barr are delighted to bring to the market this family home in the popular location of Western Road. This larger than most family home must be viewed to appreciate the size and space on offer. Internally, on the ground floor the property comprises of a lounge diner and a beautifully presented kitchen at the rear that boasts natural light pouring in in abundance. Upstairs benefits from three bedrooms, three double bedrooms and a family bathroom. Externally the property is well set back from the road, benefits from off street parking to the front and an exceptionally large garden, perfect for any family. Please call Miles & Barr for more information and to arrange your internal viewings.

DESCRIPTION

- Entrance
- Lounge/Diner 13'9 x 22'11 (4.19m x 6.99m)
- Kitchen 11'2 x 7'6 (3.40m x 2.29m)
- First Floor
- Landing
- Bedroom 11'2 x 11'3 (3.40m x 3.43m)
- Bedroom 11' x 11'3 (3.35m x 3.43m)
- Bathroom 6'9 x 8'6 (2.06m x 2.59m)
- Bedroom 10'1 x 7'6 (3.07m x 2.29m)
- Exterior
- Off Street Parking
- Rear Garden

