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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(43-54)
F	(29-42)
G	(1-28)
Not energy efficient - higher running costs	
Energy Efficiency Rating	
Current	76
Potential	91

naea

propertymark

PROTECTED

aria

propertymark

PROTECTED

Relocation

PLANNING MEMBER

2020/2021

The Property

Ombudsman

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...valuing people, not just property

Google

Map data ©2021

**37 CRUNDALE WAY, MARGATE**

**37 CRUNDALE WAY**  
**MARGATE**

**£260,000**



- Two Bedroom
- Mid Terrace
- Private Gardens
- Parking to the rear
- Stones throw from Botnay Bay
- Central Heating

## 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

RARELY AVAILABLE 2 BEDROOM MID TERRACE HOUSE IN CRUNDALE WAY!!!

Miles and Barr are delighted to bring to the market this 2 Bedroom Mid Terrace house in the very sought after Crundale Way. The property is within a 10 minute walk to Botany bay beach and a stones throw away from public transport making this a great family location. Internally, the property consists of a separate kitchen, lounge/dining room with doors leading out to the garden. Upstairs the property holds 2 double bedrooms and a family sized bathroom. Added benefits are; Central heating, Car Parking to the rear. The property is in need of some cosmetic work but this is the perfect first time buy or even to downsize into! Call Miles and Barr today to arrange your viewing 01843 231222.

## DESCRIPTION

Entrance

Lounge 15'09 13'03 (4.80m 4.04m)

Kitchen 11'05 x 7'63 (3.48m x 2.13m)

First Floor

Bedroom One 12'07 x 10'02 (3.84m x 3.10m)

Bedroom Two 14'05 x 7'11 (4.39m x 2.41m)

Bathroom 9'02 x 5'02 (2.79m x 1.57m)

External

Front Garden

Rear Garden

