

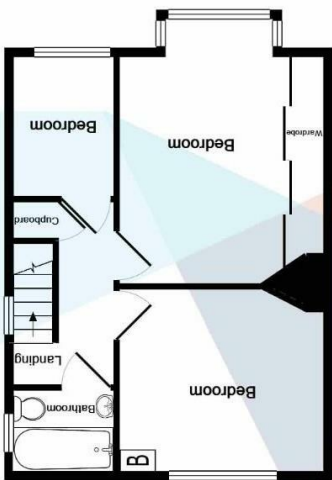
www.milesandbarr.co.uk/referral-fee-disclosure

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:



England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(93 plus)	87
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(43-54)	
F	(21-30)	
G	(1-20)	
Not energy efficient - higher running costs		
70		
Current		
Potential		

1ST FLOOR
APPROX. FLOOR AREA 34.2 SQ.M. (368 SQ.FT.)
TOTAL APPROX. FLOOR AREA 83.9 SQ.M. (903 SQ.FT.)
Made with Metropix ©2021



GROUND FLOOR
APPROX. FLOOR AREA 49.7 SQ.M. (534 SQ.FT.)

miles & barr
YOUR PROPERTY AGENT

155-157 Northdown Road, Margate, Kent, CT9 2QY
t. 01843 231 222 e. cliffonville@milesandbarr.co.uk



81 NASH ROAD
MARGATE



81 NASH ROAD
MARGATE

£299,995

- Three Bedrooms
- Semi-Detached
- Ideal Family Home
- Close To Amenities
- Large Garden
- Well Maintained Throughout

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

GREAT FAMILY HOME!

Miles and Barr are delighted to offer for sale this three Bedroom Semi-Detached home located less than a mile away from the convenience of The Westwood Cross Shopping Centre. The property is positioned in a popular residential area with schools in a half mile radius and amenities close by. Internally the property consists of a lounge, kitchen/diner opening into a lean to, two double bedrooms, a single bedroom and a family bathroom. The property has been very well maintained so no works are required! This would make an ideal family home and it is ready to make it your own! Call Miles and Barr on 01843 231-222!

DESCRIPTION

Entrance

Porch 6'0" x 7'8" (1.85m x 2.36m)

Lounge 10'8" x 14'9" (3.27m x 4.51m)

Kitchen 9'11" x 16'1" (3.03 x 4.92)

Conservatory 9'11" x 14'9" (3.04m x 4.50m)

First Floor

Landing

Bedroom One 5'5" x 7'6" (1.66m x 2.29m)

Bedroom Two 10'5" x 14'9" (3.19m x 4.51m)

Bedroom Three 10'4" x 9'10" (3.15m x 3.02m)

Bathroom 4'7" x 5'6" (1.41m x 1.70m)

Exterior

Front Garden

Rear Garden

