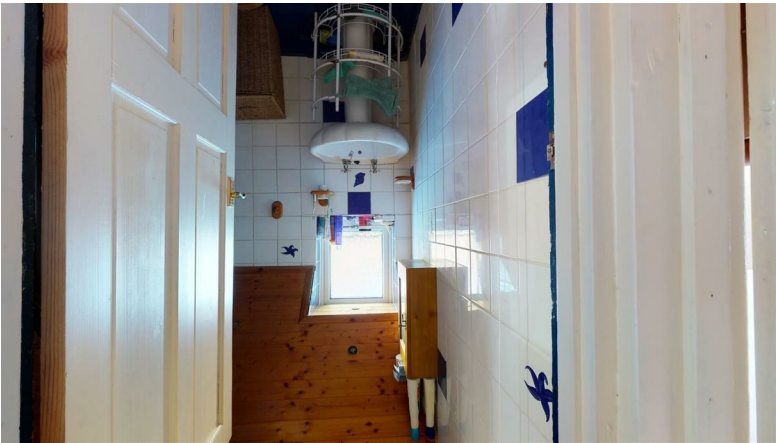


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide 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	
Not energy efficient - higher running costs	
G	(17-20)
F	(21-30)
E	(31-54)
D	(55-60)
C	(61-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	
Potential	

TOTAL APPROX. FLOOR AREA 134.8 SQ.M. (1451 SQ.FT.)
Made with Metropix ©2021



70 CONNAUGHT ROAD
MARGATE



70 CONNAUGHT ROAD
MARGATE

£270,000



- Three Bedrooms
- Semi Detached
- Off Street Parking
- Private Garden
- Large Outbuilding
- Popular Location
- Freehold
- Gas Central Heating
- Double Glazed
- Workshop

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 FAMILY HOME WITH OFF STREET PARKING!! Miles & Barr are delighted to bring to the market this deceptively large family home situated on the hugely popular Connaught Road. Viewings come recommended to appreciate the size and space on offer. In brief, internally the property comprises a porch entrance, large open plan lounge/dining room with spacious separate kitchen and further utility space downstairs. Moreover there is a full width lean to at the rear of the property with log burner. Upstairs boasts three double bedrooms with family bathroom and separate WC. Externally the property offers off street parking for multiple vehicles, dry storage down the full length of the side access and a full width garden workshop loaded with lights and electrics spanning an impressive 29'02 x 15'05. Please call Miles & Barr for more information and to arrange your internal viewings.

DESCRIPTION

Entrance

Lounge 11'11 x 9'10 (3.63m x 3.00m)

Dining Room 13'11 x 11'11 (4.24m x 3.63m)

Kitchen 12'00 x 7'11 (3.66m x 2.41m)

Utility Room 5'09 x 5'05 (1.75m x 1.65m)

Lean To 6'10 x 32'01 (2.08m x 9.78m)

Bedroom One 13'02 x 12'00 (4.01m x 3.66m)

Bedroom Two 11'11 x 10'00 (3.63m x 3.05m)

Bedroom Three 12'00 x 8'08 (3.66m x 2.64m)

Bathroom 7'04 x 5'05 (2.24m x 1.65m)

WC 5'05 x 2'07 (1.65m x 0.79m)

External

Workshop 29'02 x 15'05 (8.89m x 4.70m)

