

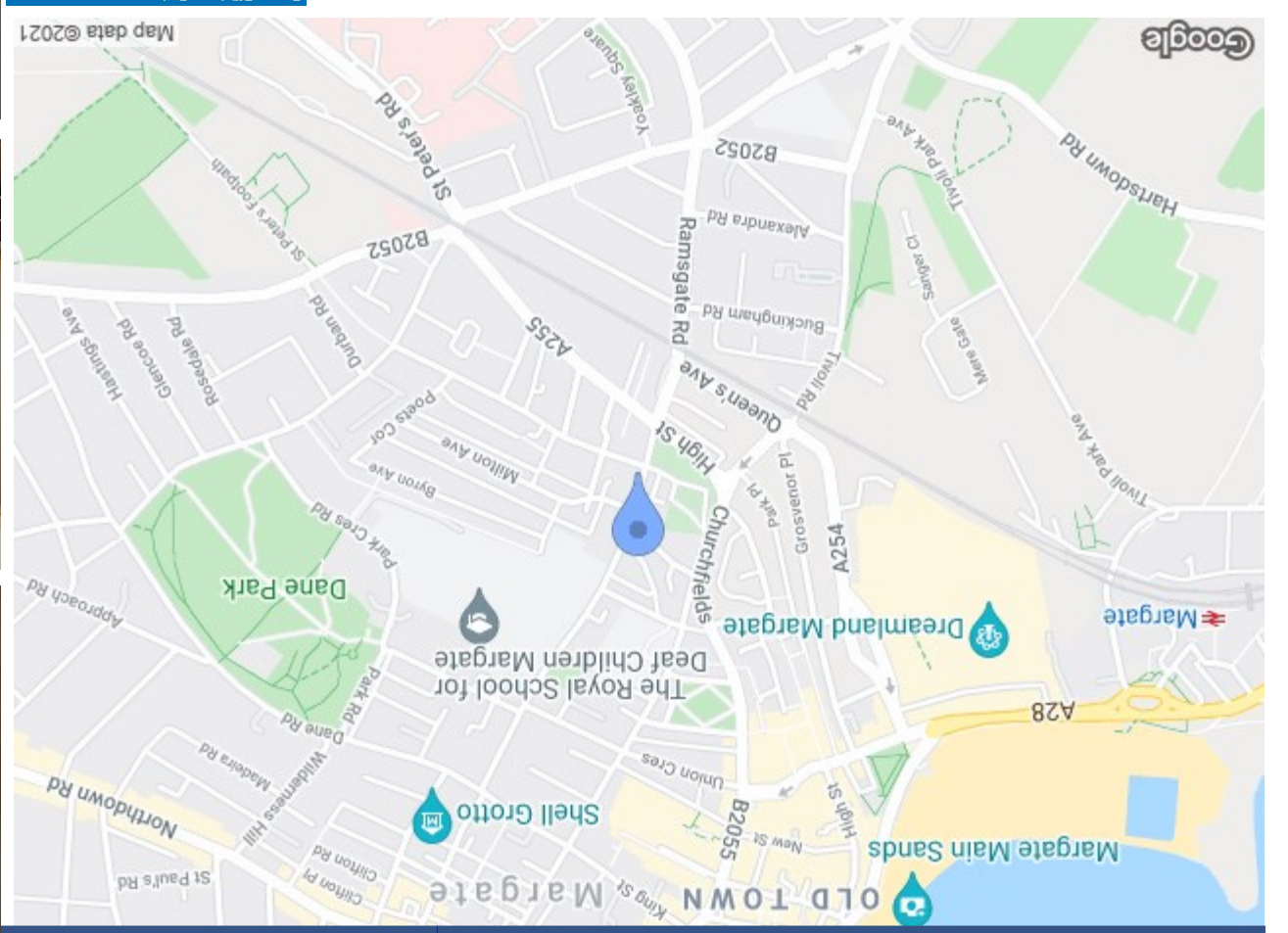
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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-80)
A	(81-100)
Very energy efficient - lower running costs	
Current	89
Possible	66



VICTORIA ROAD MARGATE



VICTORIA ROAD  
 MARGATE

£250,000



- No chain
- Three bedrooms
- Large bathroom
- Open plan lounge/diner
- Low maintenance courtyard
- End of terrace
- Bay fronted
- Walking distance to town
- Local shop nearby
- Freehold

## 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

Miles and Barr are delighted to bring to market this stylish 3 bedroom family home located in a convenient location. The accommodation is arranged over 2 floors with the ground floor consisting of an open plan bay fronted lounge/diner and a recently installed kitchen. On the first floor you will find 2 double bedrooms, 1 box room and a large bathroom. At the rear is a low maintenance courtyard benefitting from rear access. The property has recently undergone refurbishment so is ready to move straight in! Being sold with no forward chain.

## DESCRIPTION

Entrance

Entrance Hall

Kitchen 8'10 x 8'3 (2.69m x 2.51m)

Lounge/Diner 23'4 x 9'8 (7.11m x 2.95m)

First Floor

Landing

Bedroom Three 7'6 x 5' (2.29m x 1.52m)

Bedroom One 10'9 x 9'6 (3.28m x 2.90m)

Bathroom 8'7 x 7'11 (2.62m x 2.41m)

Exterior

Front Garden

Rear Garden

