

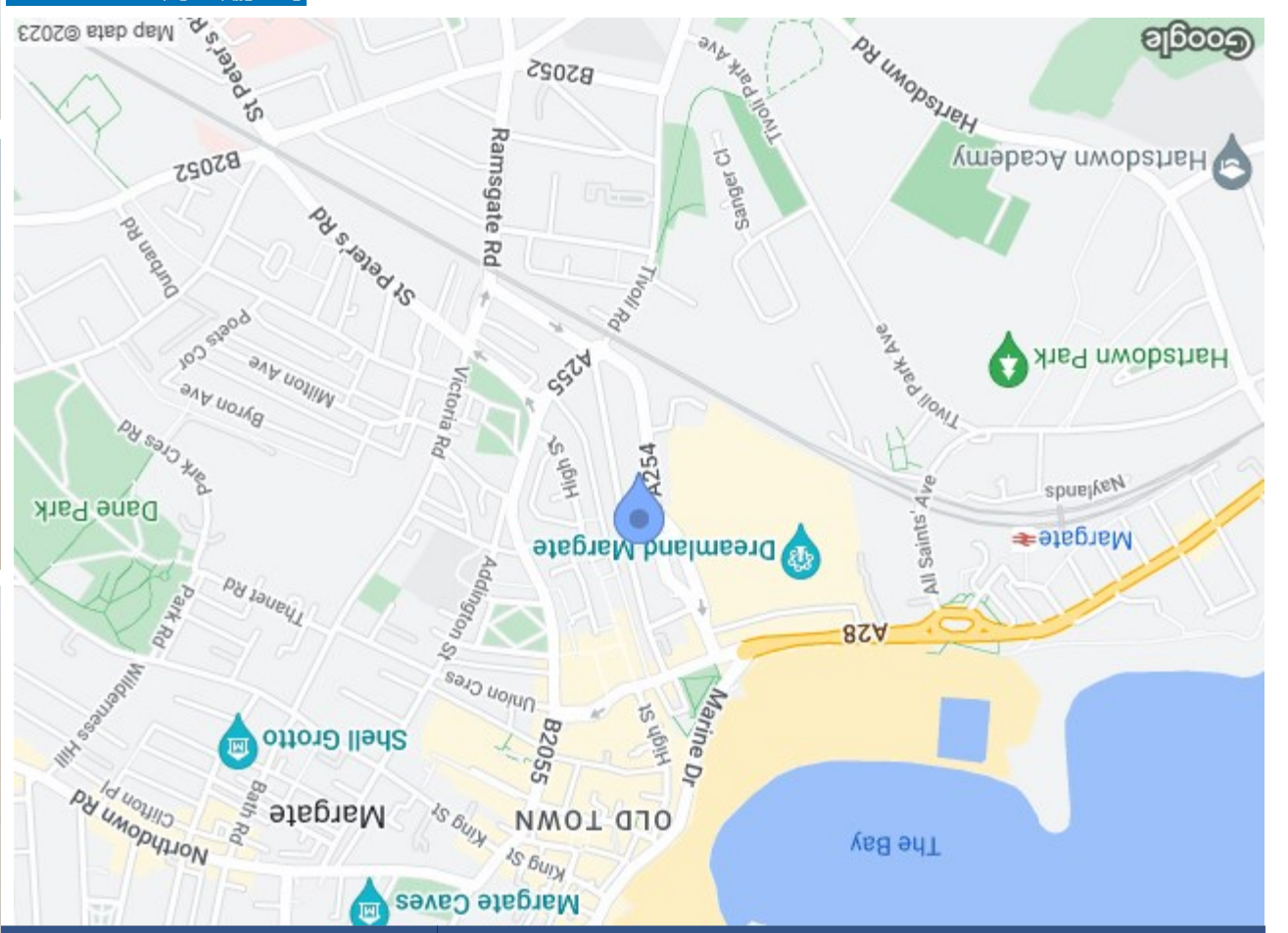
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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:



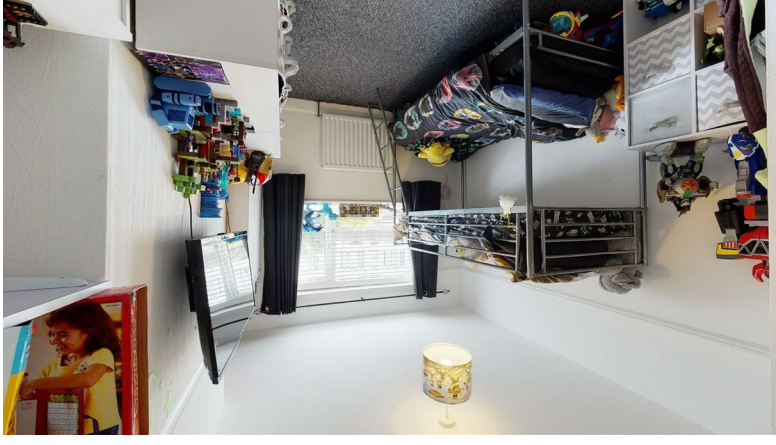
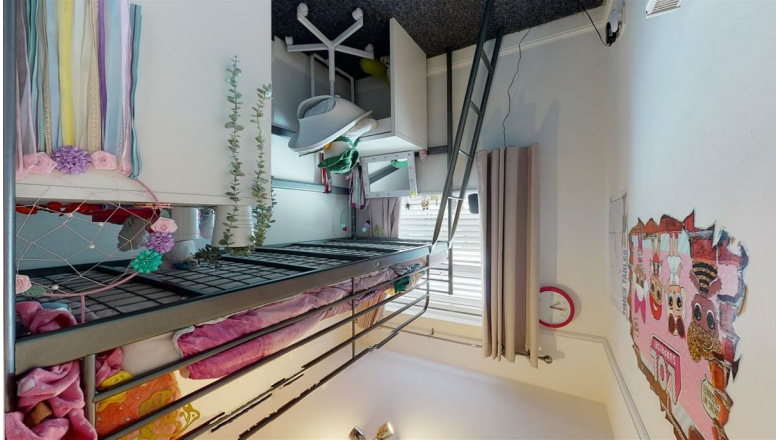
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (127 plus)
Energy efficient - lower running costs	B (81-121)
Decent energy efficiency - lower running costs	C (69-80)
Decent energy efficiency - higher running costs	D (55-68)
Low energy efficient - higher running costs	E (41-54)
Low energy efficient - higher running costs	F (21-40)
Low energy efficient - higher running costs	G (1-20)



EATON ROAD MARGATE



EATON ROAD  
MARGATE

GUIDE PRICE £200,000



- Spacious Mid Terrace
- Stones Throw From The Beach
- Chain Free
- Private Garden
- Four Bedrooms
- Two Reception Rooms
- Sunny Rear Gardens

## 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

For sale by Modern Method of Auction; Starting Bid Price £200,000 plus Reservation Fee.

Miles and Barr are delighted to bring to the market this fantastic four-bedroom home. The property is situated a stone's throw from one of Margate's main attractions Dreamland and our Blue flagged Beach, this property really does have all you need on its doorstep. Downstairs the property offers two good sized reception rooms and a separate kitchen/utility, upstairs there are two spacious double rooms, a further two singles and a family bathroom. Externally the property offers a generously sized sunny rear garden. On top of the popular location, the property is raised and set back from the road. Call Miles and Barr 7 days a week to arrange your internal viewing appointment!

This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd"

## DESCRIPTION

Entrance

Lounge 14'6 x 12'4 (4.42m x 3.76m)

Dining Room 12'1 x 9'10 (3.68m x 3.00m)

Kitchen 11'1 x 8'0 (3.38m x 2.44m)

First Floor

Bedroom One 15'3 x 11'5 (4.65m x 3.48m)

Bedroom Two 12'1 x 9'6 (3.68m x 2.90m)

Bedroom Three 6'11 x 6'6 (2.11m x 1.98m)

Bathroom 8'10 x 5'7 (2.69m x 1.70m)

External

Rear Garden

