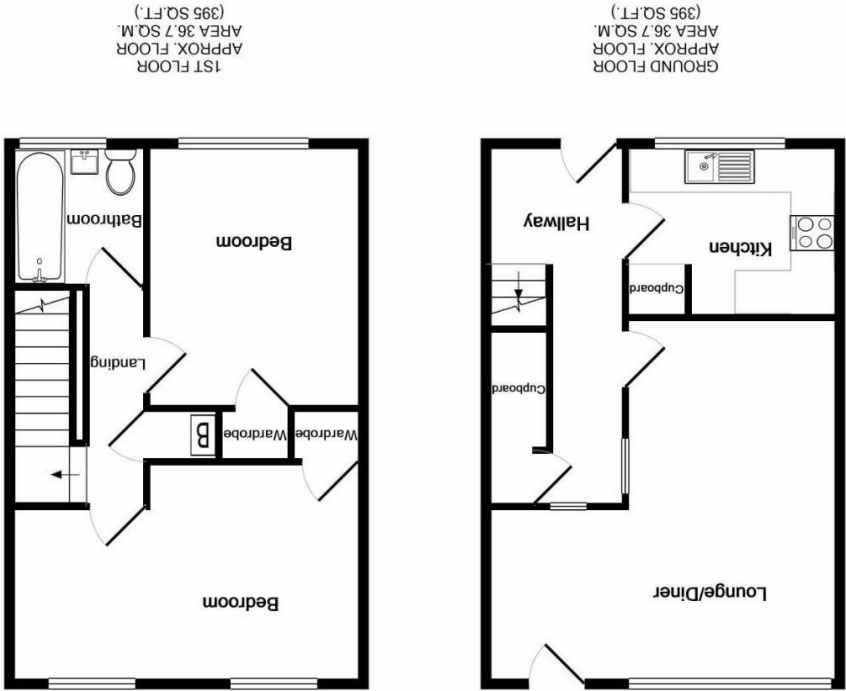


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (93 kWh)
Energy efficient	B (81-91)
Decent	C (69-80)
Below average	D (55-68)
Below average	E (45-54)
Below average	F (21-30)
Not energy efficient - higher running costs	G (1-20)
Current	65
Possible	86

TOTAL APPROX. FLOOR AREA 73.4 SQ.M. (790 SQ.FT.)
Made with Metropix ©2021



SELBORNE ROAD MARGATE



SELBORNE ROAD
MARGATE

£237,500

- Two bedrooms
- End of terrace
- Spacious rooms
- Good condition
- Stones throw from school
- Nice sized garden
- Rear access

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 pleased to bring to market this good sized two bedroom end of terraced home located in a popular residential area which is a stones throw from the park, public transport and schools. The property is positioned just off of the road and tucked away within a row of 4 houses. Internally the property comprises; Large entrance hall, kitchen, L shaped lounge/diner, two bedrooms and a bathroom. At the rear you have a private garden being mainly landscaped with the benefit of side/rear access. The property has been in ownership for nearly 30 years and now the time has come to move on. For more information or to arrange a viewing, please call Miles and Barr 7 days a week!

DESCRIPTION

- Entrance
- Kitchen 10'00 x 8'01 (3.05m x 2.46m)
- Lounge/Diner 16'08 narrowing to 8'05 x 16'08 narrowing to 9'09 (5.08m narrowing to 2.57m x 5.08m narrowing to 2.97)
- First Floor
- Bedroom One 16'07 x 10'00 (5.05m x 3.05m)
- Bedroom Two 11'11 x 9'11 (3.63m x 3.02m)
- Bathroom 6'06 x 5'10 (1.98m x 1.78m)
- External
- Rear Garden

