



Friends Avenue, Margate.
Offers In The Region Of £260,000





This charming three-bedroom semi-detached house offers plenty of space for a growing family and is ready to move in. Situated in a quiet, friendly neighbourhood, this property provides a comfortable, practical living space throughout.

Inside, the house is in great condition. The ground floor features a spacious lounge, perfect for relaxing after a busy day, and a separate dining room ideal for family meals or entertaining guests. The kitchen is practical and ready for daily use, while a convenient downstairs cloakroom adds extra functionality. The converted garage provides a versatile office or workshop space, making it perfect for homeworking or hobbies.

Upstairs, you'll find three spacious bedrooms and a family bathroom complete with a bath, basin, and toilet. The three double bedrooms provide ample space for the whole family, with two of them including built-in wardrobes to keep everything tidy. There's plenty of room for storage, and the layout offers flexibility to suit your needs.

Outside, the garden is a real highlight. The impressive 81ft garden features a central pathway running through the lush lawn, with flower beds, shrubs, and trees on either side. It's a wonderful space for outdoor entertaining, gardening, or simply enjoying some fresh air. The property also offers off-street parking for one car on a shared driveway.

Friends Avenue is just a short distance from local shops, schools, and parks, making it ideal for families. Margate's vibrant town centre and its stunning sandy beaches are only a short drive away, offering seaside strolls, local cafés, and cultural attractions like the Turner Contemporary Gallery. With excellent transport links, including Margate train station providing direct routes to London, the location is perfect for both work and play.

With no onward chain, this home is a fantastic opportunity for those looking for a well-maintained property with plenty of space to enjoy. Book your viewing today! TMS are available 7 days a week

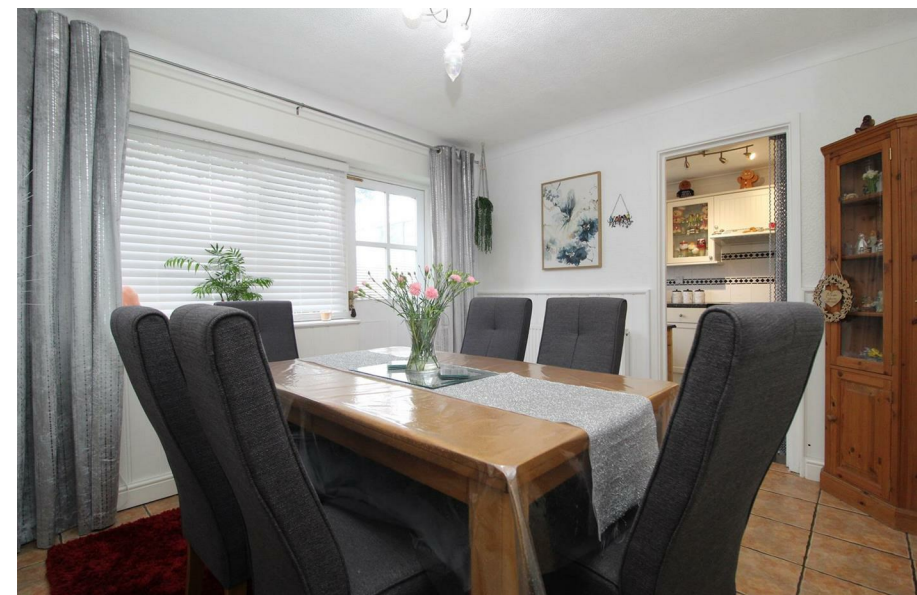
Offers In The Region Of £260,000



Cloakroom	5'0" x 4'11" (1.53 x 1.50)
Lounge	12'10" x 12'9" (3.93 x 3.90)
Dining Room	11'6" x 10'8" (3.52 x 3.27)
Kitchen	10'8" x 7'11" (3.27 x 2.42)
Office/Workshop	15'6" x 6'8" (4.74 x 2.04)
Storage Area	6'8" x 5'0" (2.04 x 1.53)
FIRST FLOOR	
Main Bedroom	11'6" x 10'2" (3.51 x 3.12)
Bedroom Two	11'6" x 9'3" (3.51 x 2.82)
Bedroom Three	10'4" x 10'2" (3.16 x 3.12)
Bathroom	9'3" x 6'6" (2.82 x 2.00)



- NO ONWARD CHAIN!!!
- WELL PRESENTED THROUGH OUT
- LARGE OFFICE/WORKSHOP AREA
- CLOSE TO BOTH JUNIOR AND SENIOR SCHOOLS
- THREE DOUBLE BEDROOMS
- 81FT APPROXIMATE REAR GARDEN
- OFF STREET PARKING
- COUNCIL TAX BAND B

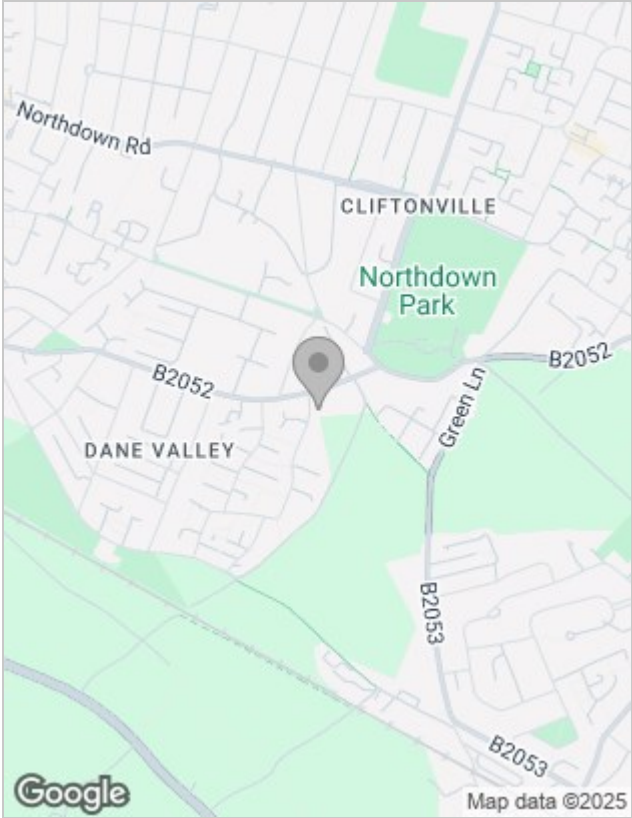




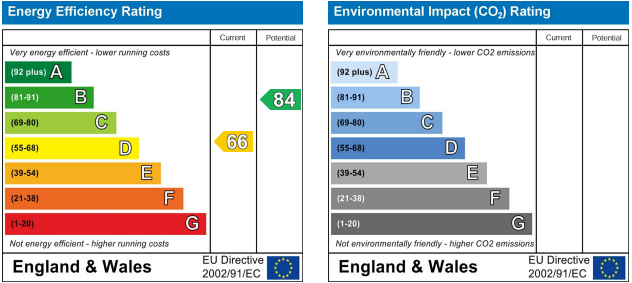
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.