



Castle Drive, Margate, CT9 4FN

Offers Invited £275,000



~ Modern 3 bedroom family home ~

This fabulous end-of-terrace, family home has a spacious lounge, downstairs cloakroom, and a fitted kitchen/diner with large doors opening on to a very well presented and maintained, enclosed garden.

There are three bedrooms, two of which are double bedrooms with an en-suite shower room to the main bedroom, there is a family bathroom, and allocated parking for 1 car.

Castle Drive is located with walking distance of East Kent's flagship shopping centre Westwood cross which offers shops, restaurants and a multi-screen cinema all within walking distance. The property is also ideally situated for easy access to the QEQM hospital.

Located centrally to Margate, Broadstairs & Ramsgate, this property is ideally situated for easy access to primary and junior schools, shops, transport links, doctors and all of the blue flag beaches in Thanet

This property is currently tenanted with the tenancy managed by TMS, the current rental is £1400 pcm.

Council tax is band C - EPC is a B grade Please note there is an annual estate management charge of £256 for the maintenance of communal areas within the development.

Do not miss out! Appointments available with TMS Estate Agents 7 days a week.





GROUND FLOOR

Lounge

15'3" x 14'4" (4.65 x 4.37)

Cloakroom

Kitchen / Diner

15'3" x 8'2" (4.65 x 2.51)

FIRST FLOOR

Landing

Bedroom 1

12'4" x 8'7" (3.78 x 2.64)

En Suite

6'0" x 5'8" (1.85 x 1.75)

Bedroom 2

9'6" x 7'8" (2.90 x 2.34)

Bedroom 3

7'8" x 5'8" (2.34 x 1.75)

Bathroom

EXTERNAL

Front Garden

Rear Garden

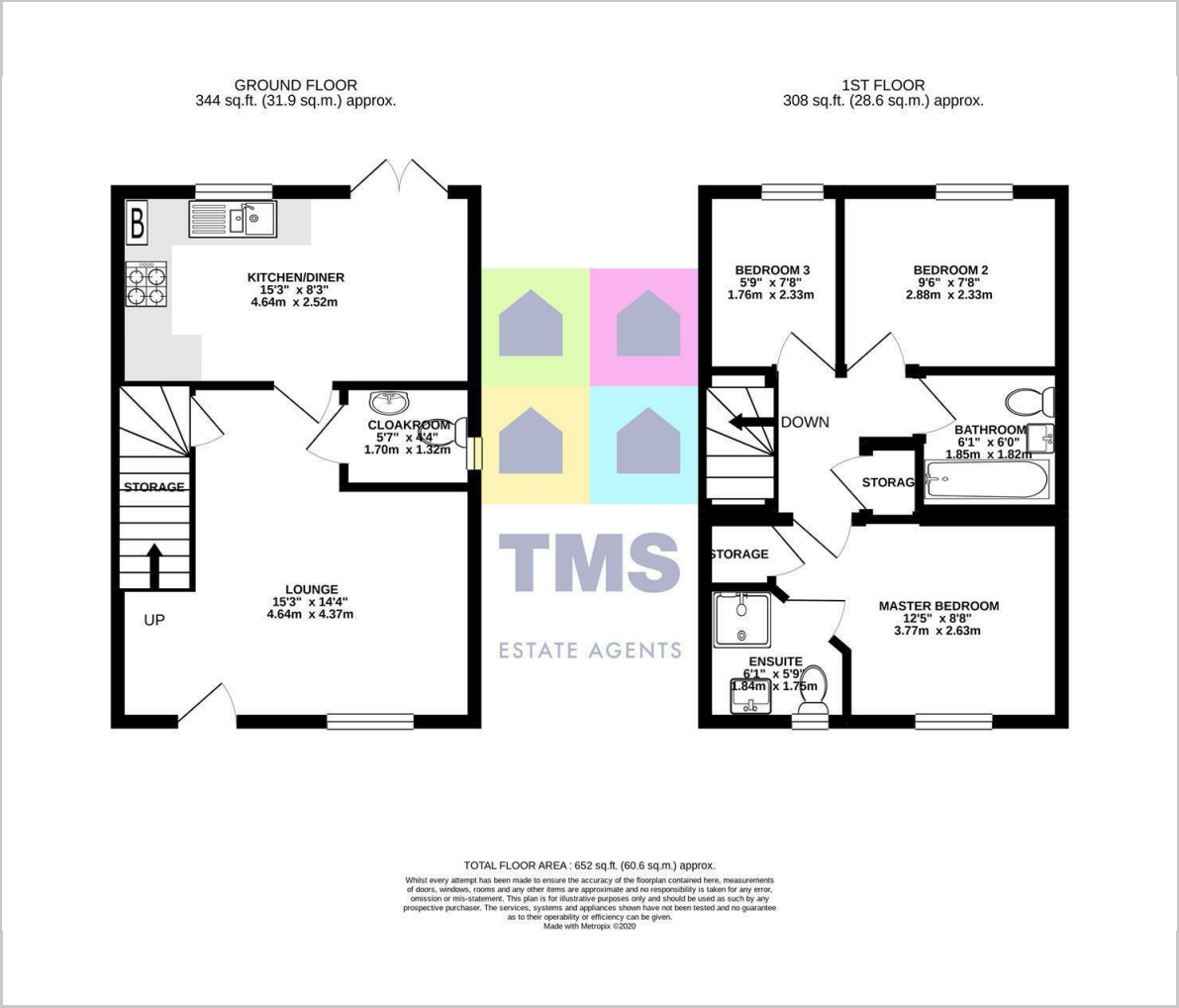
Parking

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Floor Plan



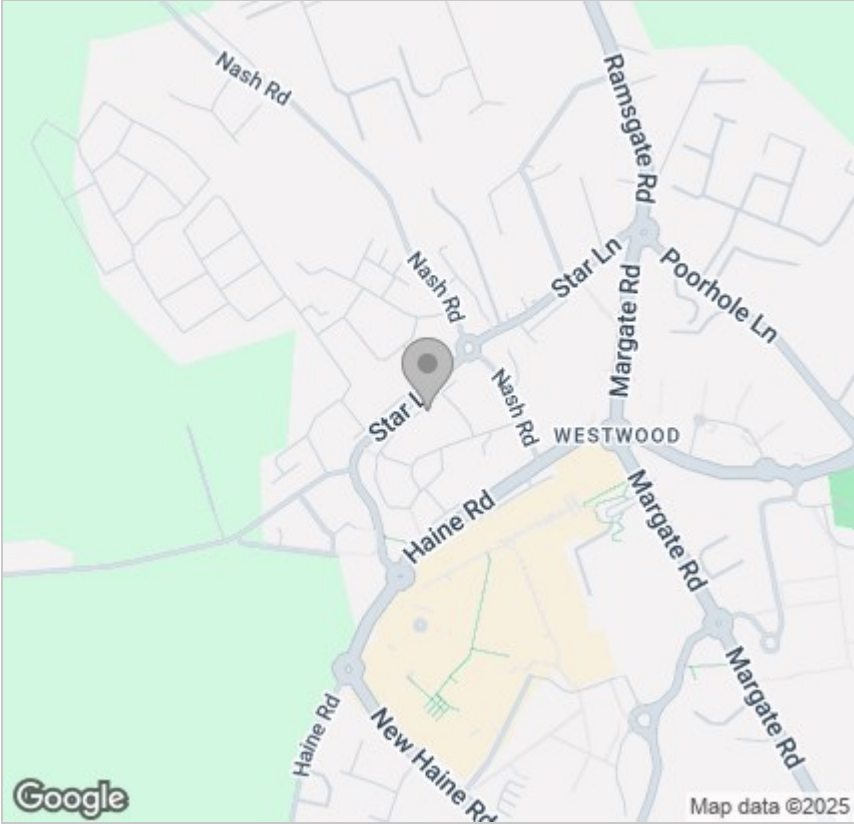
Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

