



Garrard Avenue
, Margate, CT9 5PY

Offers In The Region Of £400,000



Tucked away on sought-after Garrard Avenue, this beautifully reimaged three-bedroom semi is a home designed around modern family life - where everyday moments feel just that little bit better.

The heart of the house is unmistakable: a sleek kitchen-dining space that flows effortlessly into a stunning glass-roof conservatory, flooded with natural light all year round. It's the kind of room that changes how you live - slow Sunday coffees in winter sunshine, summer evenings with the doors thrown open, friends gathered around while the garden becomes part of the party.

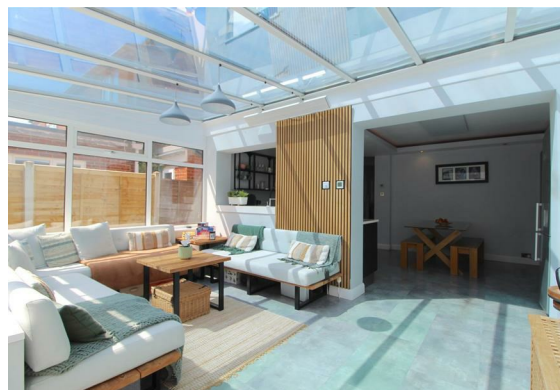
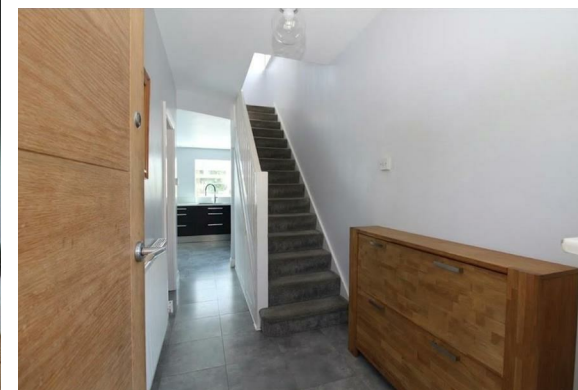
Upstairs are three well-proportioned bedrooms and a stylish family bathroom, while the loft room adds valuable flexibility - ideal for working from home, creative space, or somewhere to escape with a little peace and quiet.

Outside, the long rear garden gives you space that's increasingly hard to find - room to entertain, room for children to play, and room simply to breathe.

And then there's the location. Garrard Avenue has long been popular with buyers wanting the best of Margate living: a peaceful residential setting with excellent schools, handy transport links, and easy access to everything that has made Margate one of Kent's most exciting coastal towns. From beach walks and independent cafés to the energy of the Old Town, it's all within easy reach

The property would make a good rental investment with a potential income of £1600pcm.

This delightful home is perfect for those looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss the opportunity to make this property your own in the heart of Margate.

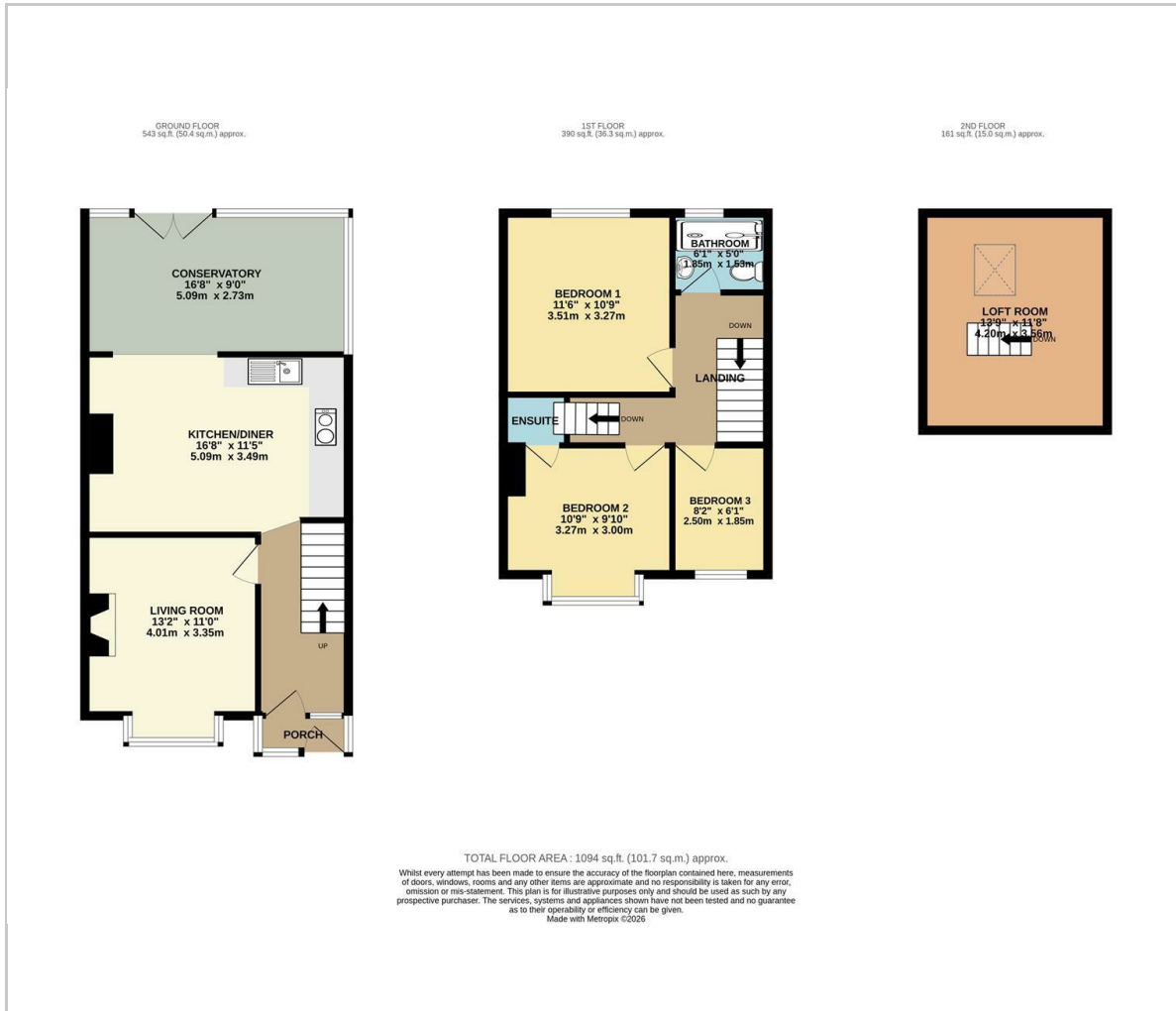




- Porch
- Hallway
- Living room
13'1" x 10'11" (4.01m x 3.35m)
- Kitchen/ Diner
16'8" x 11'5" (5.09m x 3.49m)
- Conservatory
16'8" x 8'9" (5.09m x 2.73m)
- Landing
- Bedroom 1
11'6" x 10'8" (3.51m x 3.27m)
- Bedroom 2
10'8" x 9'10" (3.27m x 3.00m)
- Bedroom 3
8'2" x 6'0" (2.50m x 1.85m)
- Bathroom
6'0" x 5'0" (1.85m x 1.53m)
- Loft room
13'9" x 11'8" (4.20m x 3.56m)

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



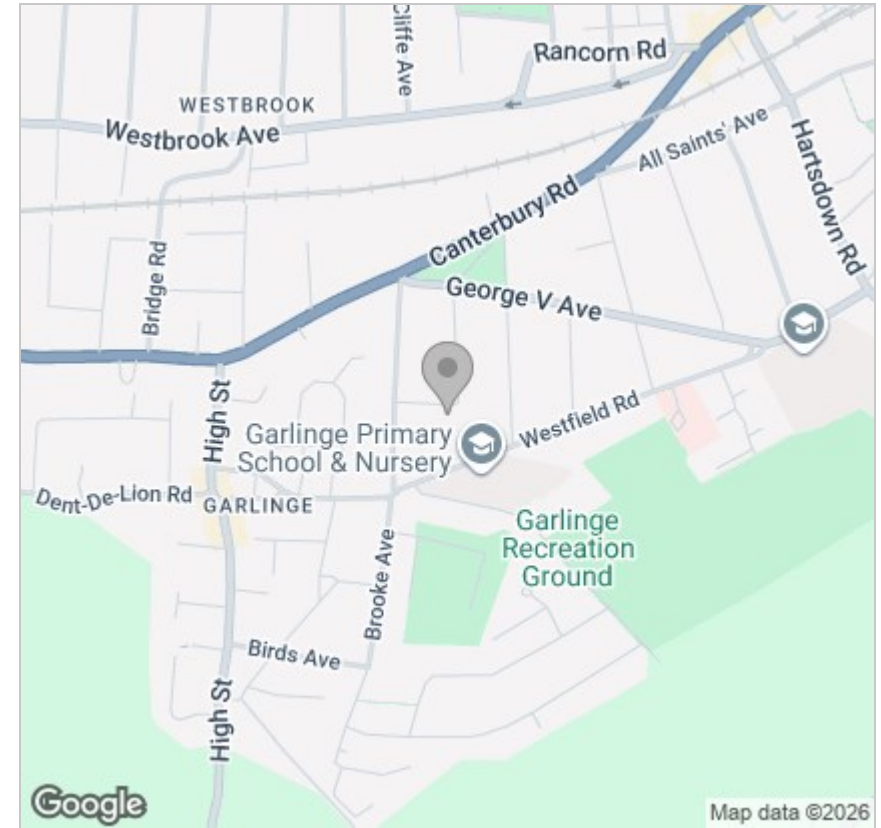
Viewing

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.

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Area Map



Energy Efficiency Graph

