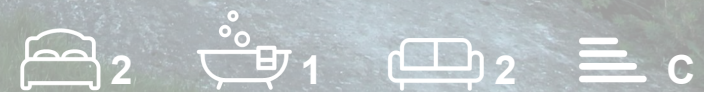




**Fulham Avenue, Margate, CT9 5NL**

**Offers Invited £240,000**





Welcoming Two-Bedroom Semi-Detached Home – No Chain, Just Potential!

Looking for a home you can truly make your own? This well-loved two-bedroom semi-detached house is brimming with potential. A solid foundation just waiting for its next chapter. If you've got the vision (and maybe a Pinterest board or two), this could be the perfect blank canvas.

Upstairs, you'll find two generously sized double bedrooms - no awkward box rooms here! There's also a neatly designed bathroom with a small bath and basin, making clever use of the space. The WC is conveniently located downstairs, adding a bit of extra practicality.

The cosy lounge enjoys lovely views over the garden, making it a bright and inviting place to unwind. Meanwhile, the kitchen, though modest in size, is well-laid out and highly functional, offering the potential to become a sleek, space-saving hub. Clever storage solutions and smart design could transform it into an efficient cooking space. Plus, with direct access to the garden, you can easily take your morning coffee or summer dinners outdoors.

Now, let's talk about the garden - because this is where the magic really happens. South-facing, spacious, and private, it's perfect for BBQs, sunbathing, or letting the kids (or pets!) run wild. There's also potential for off-road parking at the front (subject to the usual permissions).

Located in the Garlinge area of Margate, Fulham Avenue offers a peaceful residential setting with easy access to essential amenities. Local schools, including Garlinge Primary School, are within walking distance. Commuters will appreciate the easy access to Margate train station, providing direct services to London and beyond. With a variety of local shops, schools, and public transport links nearby.

This isn't just a house. It's a fantastic opportunity to create something truly special. If you're ready to roll up your sleeves and turn a house into a home, book a viewing with TMS Estate Agents, we're available 7 days a week.







## Ground Floor

### Lounge

12'10" x 10'11" (3.93 x 3.34)

### Kitchen

10'9" x 7'8" (3.30 x 2.34)

### Boiler Cupboard

### W/C

### Storage

## First Floor

### Main Bedroom

11'1" x 12'10" (3.39 x 3.92)

### Second Bedroom

10'9" x 9'8" (3.30 x 2.96)

### Bathroom

4'11" x 6'4" (1.52 x 1.94)

## 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

