

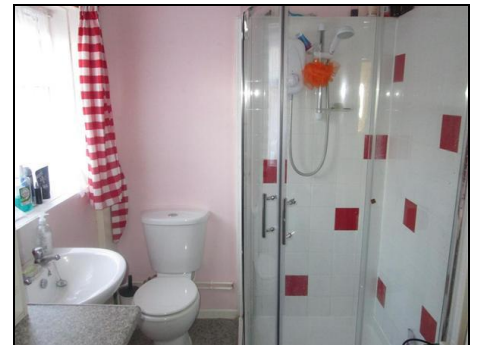
 **01843 80 80 88**

0.75% +VAT for selling
£199 +VAT for letting

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



2 Byron Avenue, Margate



- End Of Terrace House
- Two Bedrooms
- En-Suite To Master Bedroom
- Downstairs Shower Room
- Gas Fired Central Heating System
- Double Glazing Where Stated
- Easy To Maintain Rear Courtyard
- Call Now To View

£ 124,995

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Draft Details

FIRST TIME BUYER ALERT! Xpert agents are delighted to be offering for sale this two bedroom end of terrace home, situated in a residential area of Margate. In our opinion it is an ideal purchase for any first time buyers or buy to let investors. In brief, the property consists of two double bedrooms, one with an en-suite, downstairs shower room, one reception room and a rear courtyard. The property also enjoys a gas fired central heating system, double glazing where stated and pedestrian side access. This house is close to local amenities, main bus routes and local schooling. Call Xpert

Entrance

Via upvc double glazed door to:-

Lounge/Diner 3.76m (12'4") x 3.76m (12'4")

Leaded light upvc double glazed windows to front and side, coved ceiling, telephone point, log burner to chimney breast, radiator, fitted carpet, under stairs storage space, access to cellar with power and light.

Kitchen 3.61m (11'10") x 2.74m (9'0")

Range of wall and base units with complimentary work surfaces over, single bowl sink unit and drainer, cooker point with extractor fan over, space and plumbing for washing machine, housed wall mounted conventional boiler, radiator, vinyl flooring, upvc double glazed door to courtyard, hardwood door to:-

Downstairs Shower Room

Suite comprising of corner shower cubicle with splash back shield and tiling with wall mounted shower unit, low level flush WC, pedestal wash hand basin, radiator, floor mounted base units for cupboard space, extractor fan, upvc double glazed window to side, vinyl flooring.

Landing

Carpet, access to loft space via hatch, hardwood doors to:-

Bedroom 1 3.15m (10'4") x 2.74m (9'0")

Upvc double glazed window to rear, radiator, fitted wardrobes, carpet.

En-Suite

Suite comprising of panelled bath with shower head to mixer taps, low level flush WC, pedestal wash hand basin, radiator, built in cupboard including hot water tank with shelving over, fully tiled to walls, obscure upvc double glazed window to side, vinyl flooring.

Bedroom 2 3.86m (12'8") x 2.69m (8'10")

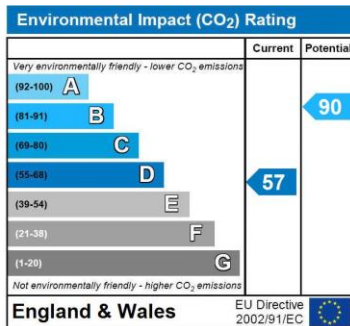
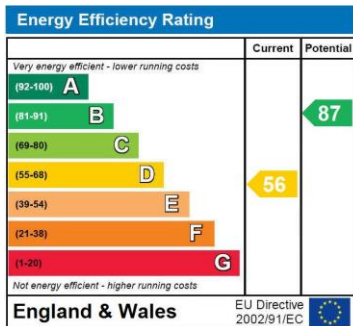
Leaded light upvc double glazed window to front, radiator.

Rear Courtyard

Crazy paved courtyard with various shrub borders, outside security light and tap, outside storage, wall and fenced perimeters.



Energy Performance Certificate



Head Office: Xpert Agents, Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent, CT9 4JG

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