

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



36 Clifton Road, Margate
£ 129,995



- No Chain!
- Off street parking to rear
- Two bedrooms
- Attractive Garden
- Open plan Lounge/Diner
- Sole Agents

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Xpert Agents are proud to be marketing this excellent BTL/FTB property in the popular Clifton Road, Margate. The property has been well maintained and boasts 2 double bedrooms, bathroom, fitted kitchen, open plan lounge/ diner and large rear garden with rear access and off street parking. There will be No Chain so give us a call today to arrange your viewing. Sole Agents.

Front door into

Hallway

dado rail, radiator, stairs to landing, cupboard housing meters, door to:

Lounge 6.40m (21'0") x 3.35m (11'0") narrowing to 8'11"

Double glazed window to front, radiator, feature fire place, picture rail, dado rail, radiator, double glazed window to rear.

Kitchen 2.67m (8'9") x 1.98m (6'6")

Range of matching wall and base units roll top work surface, inset drainer unit with mixer taps over, double glazed window to side, space and point for gas cooker and fridge freezer, tiled floor and tiled to splash back double glazed frosted glass door to the garden

Landing

split level, loft access, dado rail and doors to

Bedroom 1 4.39m (14'5") x 3.15m (10'4")

Double glazed windows to front x2, radiator and coving.

Bathroom

Low level w.c., pedestal wash hand basin, panelled bath with shower over, frosted glass window to side, radiator and tiling to splash back

Bedroom 3.10m (10'2") x 2.72m (8'11")

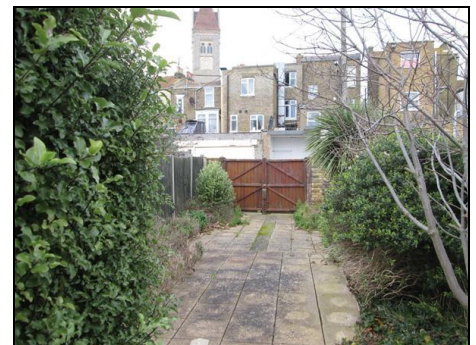
Double glazed window to rear, radiator

Rear Garden

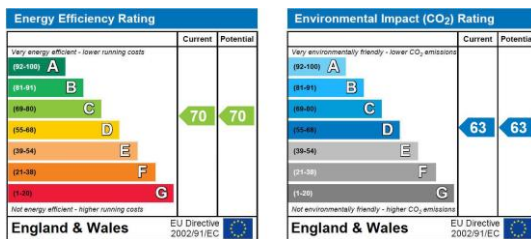
laid to lawn, wall and fenced perimeters, rear access and off street parking

External WC

wc and plumbing for washing machine



Energy Performance Certificate



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

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