

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



Princess Margaret Avenue, Margate
£249,995



- Newly refurbished three bedroom bungalow
- Kitchen/diner and lounge
- Sought after Palm Bay location

- Double Glazing throughout
- Garage En-bloc
- No Onward Chain

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 please to bring to the market this recently refurbished three bedroom bungalow perfect for a family home or a convenient property to retire. Situated in the ever popular Palm Bay area ideally situated for local amenities, bus routes and Cliftonville Primary School. Cliff top walks and sandy beaches really are just a short walk away and with Kingsgate and Broadstairs bays also close by this property really is in a prime location.

This spacious bungalow benefits from UPVC double glazing and gas fired central heating. The property also offers off street parking, good size rear garden and a garage en bloc.

We feel that this property will be extremely popular due to the location. Internal viewing is highly recommended to appreciate what this property has to offer! Call Xpert Agents now 01843 808088.

Entrance

Entrance via UPVC double glazed door to:

Hallway

Double glazed window to side, built in storage cupboard, radiators, doors to all principal rooms.

Kitchen / Dining Room 24'4" x 11'8" (7.42m x 3.56m)

Double glazed windows overlooking rear garden, Range of wall and base level units, gas hob inset to work surface with extractor fan over and built-in oven under, integrated fridge freezer and dishwasher, Single drainer sink unit with mixer tap over, plumbing for washing machine, Storage cupboard housing gas boiler, UPVC double glazed door to rear garden. Open planned to dining area, door to :

Lounge 11'5" x 13'2" (3.48m x 4.01m)

Double glazed bay window overlooking courtyard area, double glazed windows and French doors overlooking garden, wall mounted lighting and radiator.

Bathroom 8'8" x 6'2" (2.64m x 1.88m)

Double glazed window to side, panelled bath with mixer taps and shower attachment over, low level wc, pedestal wash hand basin and heated towel rail.

Bedroom 1 14'11" x 14'2" (4.55m x 4.32m)

Double glazed bay window overlooking courtyard area, built in wardrobe, radiator and TV point.

Bedroom 2 15'5" x 14'2" (4.70m x 4.32m)

Double glazed window to the front, built in wardrobe and radiator.

Bedroom 3 12'0" x 9'8" (3.66m x 2.95m)

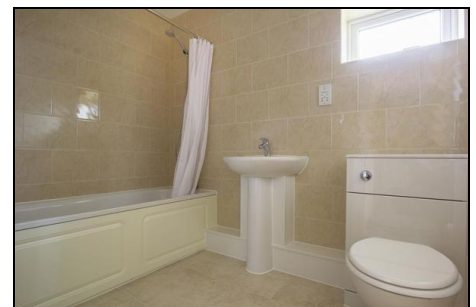
Double glazed window to side, built-in wardrobe and radiator.

Front Garden

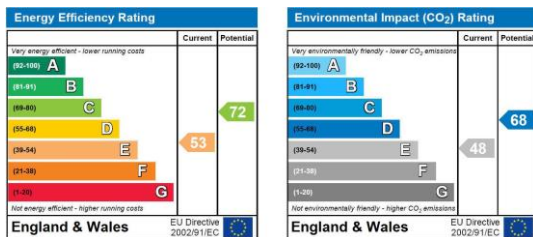
Mainly laid to lawn, access for off-street parking via dropped curb from main road.

Rear Garden

Laid to lawn, outside tap, access at rear of garden leading to garage en-bloc.



Energy Performance Certificate



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

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