

**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



## 12 Laureate Close, Margate



- Three Bed House
- Good Catchment Area
- Stones Throw away From Bus
- Close To Local Amenties
- Modern Living
- Sunny Rear Garden

**£ 167,500**

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.

**CALLING ALL FIRST TIME BUYERS, FAMILIES AND THE RETIRED!!! SO TUCKED AWAY - YET STILL CLOSE TO EVERYTHING...!** This 3 bed end terraced house is situated in a sought after Cul-de-sac away from the noise, but still providing good access to shops, schools, park, walk to the beach, and a stones throw away from the bus routes! The property benefits from open plan living to the ground floor with wood effect flooring throughout, modern fully fitted kitchen with integral appliances, double glazed French doors leading to the sunny rear garden. To the first floor you will find a modern fully tiled family bathroom, airing cupboard and three bedrooms all with built in storage facilities. We truly believe that this property will suit a variety of buyers as property in this cul-de-sac does not come onto the market very often. The vendor has informed us that they have done a lot of work to the house with having flooring laid to the whole of the ground floor, new kitchen & bathroom, new French doors to rear, new front door and having spent time & money transforming the rear garden. In our opinion the work has been done to a very good standard, so what are you waiting for! Give us a call on: 01843 808088 for further information and to book your accompanied viewing on this fine residence.

### ENTRANCE

Via double glazed UPVC door into:

### ENTRANCE HALL

Wood effect flooring, radiator, stairs leading to first floor, door to :

### LOUNGE 4.20m (13' 9") x 4.20m (13' 9") Approx

L- shaped room open plan, double glazed window to front, wood effect flooring, modern wall mounted modern electric fire, television point, telephone point, double radiator.

### KITCHEN/DINER 3.30m (10' 10") x 5.10m (16' 9") Approx

Open plan aspect with double glazed French doors to rear, double glazed door to rear from kitchen area, modern range of wall and base units with contemporary worktop over, integrated fridge & freezer, eye level double oven & grill, integrated washing machine, integrated dryer, integrated dishwasher, ceramic 5 gas hob with extractor hood over, localised tiling, compact black composite circular sink unit with drainer, wood effect flooring, storage cupboard housing the gas & electric meters, radiator.

### STAIRS TO FIRST FLOOR LANDING

Airing cupboard with shelving, loft hatch, doors leading to all rooms.

### BEDROOM ONE 3.30m (10' 10") x 2.50m (8' 2") into wardrobe

Double glazed window to rear, built in cupboard, built in double wardrobe, radiator, carpet flooring.

### BEDROOM TWO 3.00m (9' 10") x 2.90m (9' 6") approx

Double glazed window to front, built in cupboard housing the combination boiler, carpet flooring.

### BEDROOM THREE 2.10m (6' 11") x 2.30m (7' 7") approx

Double glazed window to front, built in wardrobe, radiator, carpet flooring.

### BATHROOM 1.90m (6' 3") x 1.80m (5' 11") approx

Double glazed frosted window to rear, fully tiled wall & floor, L-shaped bath with shower over, vanity sink unit with mixer tap & cupboard under, WC, shaving point, heated towel rail.



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**REAR GARDEN** 15.50m (50' 10") x 6.10m (20' 0")

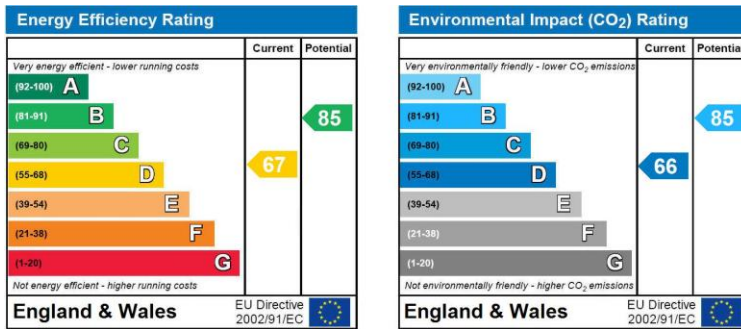
Side access leading to front of property, rear access, mostly laid to lawn, shed, water butt, shrub borders, water tap, outside light, brick & fenced perimeters.



**AGENT NOTES**

We have been informed by the vendor that the property:  
Has had a recently fitted kitchen (within the last 6 months)  
Has had a recently fitted bathroom suite (with the last 6 months)  
The combination boiler is (approximately 2 years old)  
Has had new French doors to rear and a new front door (within last 6 months)  
Flooring was laid to the whole of the ground floor (within the last 6 months)

**Energy Performance Certificate**



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