



45 Fitzroy Avenue, Margate.

£ 189,995



- Semi-detached period family home
- Sought after location and close to local Schools
- Easy reach of local shops, parks and bus routes
- Large rear garden
- Open plan kitchen / Diner
- Well presented throughout
- Double glazing and gas central heating
- Early viewing recommended

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.

>>> DRAFT DETAILS <<< Period semi-detached home ideally situated for School catchments, local shops, bus routes and local amenities. This generous sized family home is located in one of Margate's popular Avenues and is within easy reach of local parks, Margate town centre and Cliftonville with its many shops.

The property comprises; Entrance hall, lounge with open plan Kitchen / diner with modern fitted kitchen, three bedrooms, bathroom and large rear garden. Other benefits include gas fired central heating and double glazing (where stated). Internally the property is well presented and would suit any buyer looking for a good sized family home in a nice area. Early viewing is highly recommended. Call xpertagents on 01843 808088

Ground floor

Entrance porch leading front door leading to:

Entrance Hall. Doors to principle rooms, stair case to first floor with under stairs storage cupboard.

Lounge: 15'2" (4.62m) into bay x 10'8" (3.25m)
Front aspect with large double glazed bay window, chimney breast with feature inset gas fire, marble hearth and surround and wooden mantle. Coved ceiling, Radiator.

Open aspect Kitchen / Diner: 19'5" (3.63m) x 10'8" (3.25m).
Range of modern wall and base units with integrated gas hob and electric oven and extractor hood over. Roll top work surfaces with stainless steel single drainer sink unit and mixer tap, part tiled wall, recess and plumbing for washing machine, recess for tumble dryer, inset ceiling spotlights, wooden effect laminate flooring, double glazed window to rear. Breakfast bar along one wall, coved ceiling, radiator, double glazed French doors leading to rear garden.



First floor

Landing: Access to loft space, double glazed window to side, doors leading to;

Bedroom 1: 11'11" (3.63m) x 10'2" (3.10m).
Front aspect with two double glazed windows, radiator.

Bedroom 2: 11'11" (3.63m) x 10'2" (3.10m).
Rear aspect with double glazed window, radiator.

Bedroom 3: 8'6" (2.59m) x 5'11" (1.80m).
Front aspect with double glazed window, radiator.

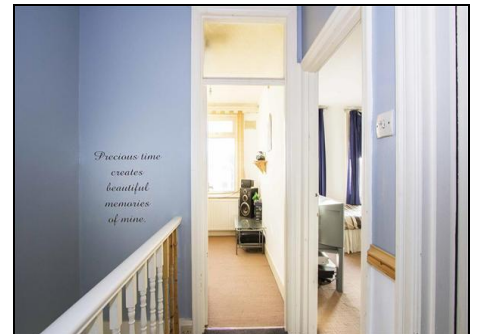


Bathroom.
Matching suite comprising, panelled bath, low level WC, hand basin. Double glazed window to rear.

Outside

Rear Garden.
Large enclosed rear garden with half lawn and half paved patio, further patio at the bottom of garden, 2 x brick built storage sheds. Access to side.

Front.
Low level perimeter wall with flower border, steps up and pathway leading to open storm porch and front door.



Energy Performance Certificate – To follow.

