



11 Invicta Road Margate

£ 205,000



- Semi detached family home
- Close to local schools and amenities
- Three bedrooms

- Off street parking to front
- Garage to rear
- Family bathroom and separate WC

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.

Good sized family home close to schools and amenities with large rear garden and garage and NO CHAIN.

Ideally located for school catchments, this semi detached house has generous sized rooms and would make a perfect family home and may benefit from some decoration throughout.

Accommodation comprises; Enclosed entrance porch, hallway with door leading to principle rooms, front aspect living room, rear aspect dining room over looking the rear garden, well equipped fitted kitchen with integrated appliances, separate lean-to / Utility room. On the first floor there is a large bright landing with ample storage including an over stairs built in cupboard and large airing cupboard. The main bedroom is a good sized double which is rear aspect. Bedroom two and three are front facing and all benefit from having built in bedroom furniture including wardrobes, dresser and cupboards. The bathroom has an enamelled bath, corner shower with folding door and pedestal hand basin. Also located off the landing there is a separate WC.

Outside, the property has off street parking to the front with a walled perimeter garden and flower borders. There is also a door to side leading to the lean-to / Utility. The well maintained rear garden measures in excess of 90ft and has a dividing fence at the half way point which separates the lawn from the vegetable plot. The garden is fenced to all sides with flower borders and a pathway leads through the garden and into the workshop and garage. There is also a timber shed and potting shed. The garage is accessed from the rear of the property and has power and light and plenty of space for a vehicle as well as storage.

Other benefits include double glazing, gas central heating and no onward chain. Early viewing is highly recommended.

Entrance Porch

Hallway

Lounge

14'0" x 12'7" (4.27m x 3.84m)

Dining Room

10'8" x 10'6" (3.25m x 3.20m) and 3'2" x 1'6" (0.97m x 0.46m) (into extension)

Kitchen

8'2" x 7'6" (2.49m x 2.29m) and 2.29m x 1.63m (7'6" x 5'4") (into extension)

Lean-to / Utility room

Landing

Bedroom one

11'0" x 8'10" (3.35m x 2.69m)

Bedroom two

10'10" x 8'10" (3.30m x 2.69m)

Bedroom three

7'8" x 5'6" (2.34m x 1.68m)

Bathroom

7'5" x 7'4" (2.26m x 2.24m)

WC

Rear Garden

Garage & Workshop



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		40	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	