

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



25 Balcomb Crescent Margate
£ 129,995



- Three bedrooms
- Spacious bathroom
- Fitted kitchen/ breakfast room
- Lounge that leads out to Conservatory

- Gas heating
- Double Glazing

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 truly deceiving and spacious three bedroom home in the popular Balcomb Crescent Margate. The property is ideal as a BTL or FTB and really needs to be seen to be appreciated. There are three bedrooms and a bathroom upstairs as well as a fitted Kitchen/Diner, Lounge and Conservatory downstairs. The rear garden is perfect for those Summer barbecues and allowing the children to burn some energy. Call to arrange your viewing.

Entrance via

Double glazed door in to

Entrance Hall

Kitchen/Diner 5.64m (18'6") x 2.77m (9'1")

Lounge 4.67m (15'4") x 3.86m (12'8")

Conservatory 3.68m (12'1") x 2.59m (8'6")

First Floor

Landing

Bedroom 2.59m (8'6") x 2.03m (6'8")

Bedroom 2.67m (8'9") x 2.59m (8'6")

Bedroom 4.67m (15'4") x 3.43m (11'3")

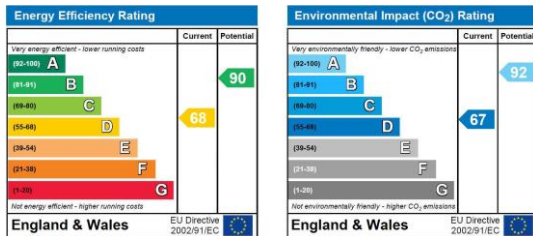
Bathroom 2.34m (7'8") x 1.90m (6'3")

Rear Garden

Wall and fence perimeters, patio area, part shingled.

Front Garden

Energy Performance Certificate



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

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