

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



Alfred Road, Margate £ 194,995



- Four bedrooms
- Bathroom and en suite w.c.to Master bedroom
- Fitted kitchen
- Conservatory
- No 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 pleased to be marketing this well looked after 4 bedroom semi detached family home. The property is located within 100 yards of local shops and within walking distance of the local schools and the QEQM hospital. The property has 4 bedrooms, en suite wc to master bedroom, family bathroom, fitted kitchen, open plan lounge/ diner and a lovely Conservatory the open out to a superb Garden that will be fantastic for those Summer days and family occasions. Viewing is by appointment only, we are Sole Agents and the property will be offered with No Chain!

Entrance

Via double glazed door in to

Entrance Hall

stairs to landing, radiator, under stairs storage, door to

Lounge 3.91m (12'10") x 307.85m (1010'0")

Double glazed window to front, radiator, fire surround, tv point, open archway

Kitchen/Diner 3.61m (11'10") x 3.05m (10'0")

Fitted range of matching wall and base units, roll top work surface, inset stainless steel drainer unit with mixer tap over. space and plumbing for washing machine, cooker, dish washer and fridge freezer. Double glazed window to rear. Diner - double doors to the Conservatory, cubed glass to rear, laminate flooring, open plan to the Kitchen

Conservatory 3.48m (11'5") x 2.84m (9'4")

windows to side and rear, double doors out to the garden

First Floor Landing

stairs to bedroom 1, doors to

Bedroom 2 4.09m (13'5") x 2.95m (9'8")

Double glazed window to front, radiator.

Bedroom 3 3.38m (11'1") x 2.95m (9'8")

Double glazed window to rear, radiator.

Bedroom 4 2.26m (7'5") x 2.01m (6'7")

Double glazed window to front, radiator.

Bathroom 2.44m (8'0") x 2.01m (6'7")

Double glazed frosted glass window to rear, tiled walls, low level w.c. wash hand basin, radiator.

Second Floor Landing

Door to:

Bedroom 1 3.94m (12'11") x 3.63m (11'11")

Velux window, radiator eaves storage x2, door to

En Suite

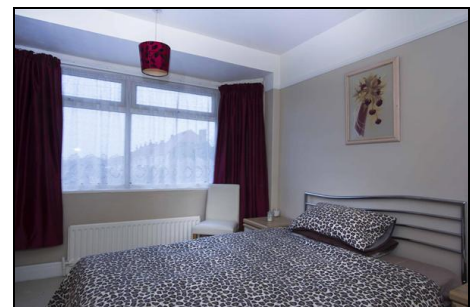
Low level w.c. and wash hand basin with cubed glass

Rear Garden

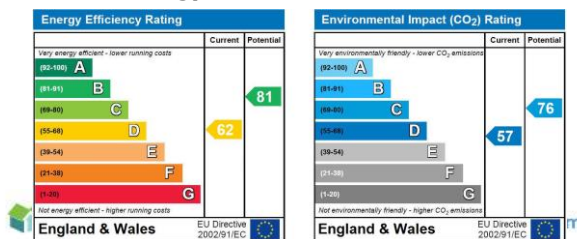
Approx 55', laid to lawn with wall and fenced perimeters

Front Garden

Hard standing for off street parking subject to obtaining planning for a dropped curb.



Energy Performance Certificate



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

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