

01843 80 80 88

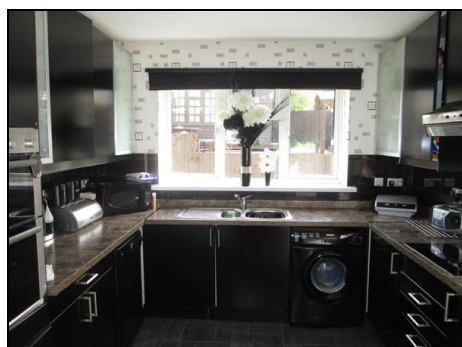
0.75% +VAT for selling

£199 +VAT for letting

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



Connaught Gardens, Margate £ 184,995



- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Double Glazing
- Gas Fired Central Heating System
- Good Size Garden
- Off Street Parking

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.

DECEIVINGLY SPACIOUS. Xpert agents are happy to be offering for sale this four bedroom semi detached family home situated in a quiet Cul-De-Sac, having easy access to main bus routes, local schooling, Margate Hospital and Westwood Cross. The property offers a host of benefits and in brief it will offer four double bedrooms, reception room, dining area, modern fitted kitchen, downstairs WC, Sealed unit double glazing where stated, gas fired central heating system, re-furbished loft space ideal for another bedroom, off street parking to the front and a good size rear garden with separate decking areas and a playhouse. In our opinion this would be an ideal family home and early viewing is recommended to appreciate what's on offer. **CALL TODAY.**

Entrance

Via sealed unit double glazed door to:-

Hallway

Under stairs storage cupboard, spot lights to ceiling, vinyl flooring, stairs to first floor, doors to:-

Bedroom 4/Reception 3.00m (9'10") x 2.46m (8'1")

Sealed unit double glazed windows to front, spot lights to ceiling, radiator, TV and telephone point, wood effect laminate flooring.



Downstairs WC

Low level flush WC, wash hand basin, extractor fan, fully tiled to walls, ceramic tiled flooring.

Lounge 4.39m (14'5") x 3.56m (11'8")

Sealed unit double glazed patio doors to rear leading to rear garden, covered and spot lights to ceiling, TV point, radiator, wood effect laminate flooring.



Dining Room 4.17m (13'8") x 2.44m (8'0")

Sealed unit double glazed window and door to side, radiator, spot lights to ceiling, vinyl flooring, opening to:-

Kitchen 3.35m (11'0") x 3.00m (9'10")

Modern fitted kitchen with a range of wall and matching base units with complimentary square edged work surfaces over, built in fridge/freezer and electric oven towers, space and plumbing for washing machine and dishwasher, 4 ring ceramic hob with extractor fan over, one and a half bowl stainless steel sink unit and drainer, radiator, sealed unit double glazed windows to rear, sealed unit double glazed door to side leading to rear garden, vinyl flooring.

Half Landing

Radiator, sealed unit double glazed window to front.

First Floor Landing

Wood effect laminate flooring, access to loft room via ladder, doors to:-



Bedroom 1 4.27m (14'0") x 2.84m (9'4")

Sealed unit double glazed windows to rear, radiator with cover, wood effect laminate flooring, spot lights to ceiling, bi fold doors to:-

En-Suite Shower Room

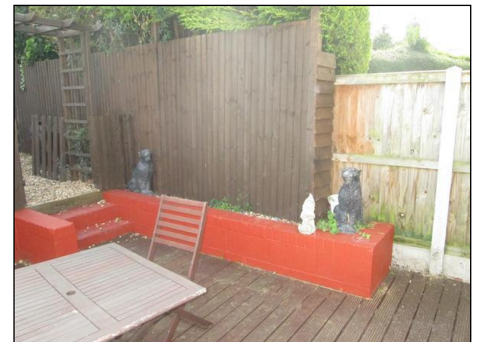
Shower cubicle with wall mounted shower and splash back shield, wash hand basin, ceramic tiled flooring.

Bedroom 2 3.02m (9'11") x 2.64m (8'8")

Sealed unit double glazed windows to front, radiator with cover, wood effect laminate flooring, spot lights to ceiling.

Bedroom 3 2.97m (9'9") x 2.59m (8'6")

Sealed unit double glazed windows to rear, spot lights to ceiling, radiator with cover, wood effect laminate flooring.



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

Xpert agents Ltd registered in the UK 08665754



Bathroom

Suite comprising of corner Jacuzzi corner bath with shower head to mixer taps, low level flush WC, vanity wash hand basin, chrome heated towel rail, fully tiled to walls, obscure sealed unit double glazed window to side, access to loft space via hatch, ceramic tiled flooring.

Loft Room 4.27m (14'0") x 2.01m (6'7")

Glazed windows to front and rear, eaves storage, wood effect laminate flooring.

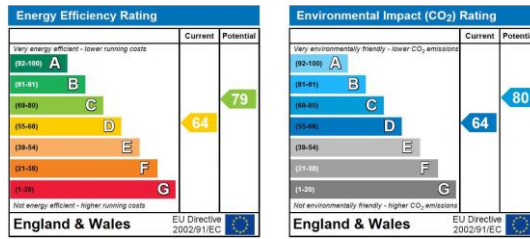
Rear Garden

Decked area with wall and fenced perimeters, steps leading up to shingled main part of the garden offering another raised decking area with a timber summer house, separate timber shed, security light, pedestrian side access, fenced perimeters.

Frontage

Block paved frontage lending off street parking for one vehicle.

Energy Performance Certificate



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

Xpert agents Ltd registered in the UK 08665754

