



Western Road, Margate ct9
Offers Over £350,000

3 bedroom detached house for sale | Freehold **SSTC**

This amazing three bedroom detached corner plot home has come to the market and is being sold with no onward chain. Downstairs you have a porch that leads onto the hallway which has access to the separate lounge with bay window to front, dining room which has access to the conservatory to the rear, and the kitchen which also allows you access to the outside. Also downstairs you have a cloakroom. On the first floor you have three good sized bedrooms and a large bathroom. This property although in need of modernization has been kept really well throughout and has been a fantastic family home for the owner. The garden spans around the property from front to rear with off street parking and garage at the rear of the garden.

Ground Floor

Porch

w: 1.7m x l: 1.4m (w: 5' 7" x l: 4' 7")

Hall

WC

Lounge

w: 4m x l: 3.8m (w: 13' 1" x l: 12' 6")

Kitchen

w: 2.5m x l: 2.6m (w: 8' 2" x l: 8' 6")

Dining Room

w: 3.11m x l: 4m (w: 10' 2" x l: 13' 1")

Conservatory

w: 6.2m x l: 2.6m (w: 20' 4" x l: 8' 6")

FIRST FLOOR:

Landing

Bedroom 1

w: 4m x l: 3.6m (w: 13' 1" x l: 11' 10")

Bedroom 2

w: 3.2m x l: 3.1m (w: 10' 6" x l: 10' 2")

Bedroom 3

w: 2.7m x l: 2.6m (w: 8' 10" x l: 8' 6")

Bathroom

w: 2.8m x l: 1.7m (w: 9' 2" x l: 5' 7")

Garage

Rear Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

