



Nash Court Road, Margate

£240,000

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

This three bedroom home is split over three levels and is perfect for anyone who would like to put their own stamp with the potential to extend. On the ground floor you have a porch and a large lounge diner with dual aspect windows and access to veranda to the rear. On the first floor you have two double bedrooms and one single bedroom along with a large family bathroom with walk in shower and bath. The lower ground floor you have a cloakroom and access to the kitchen/breakfast room from the hallway. Off of the kitchen/breakfast room you have another large room which could be turned into a study, games room or just for more storage. To the rear of the property you have the rear garden with fish pond and stairs leading up to the veranda. This home is perfect for anyone looking for a buy to let, close to schools and QEQM

Ground Floor

Porch

Lounge/Dining Room

w: 8.3m x l: 4.8m (w: 27' 3" x l: 15' 9")

FIRST FLOOR:

Bathroom

w: 1.8m x l: 2.6m (w: 5' 11" x l: 8' 6")

Bedroom 3

w: 2.9m x l: 1.8m (w: 9' 6" x l: 5' 11")

Bedroom 2

w: 2.9m x l: 3.7m (w: 9' 6" x l: 12' 2")

Bedroom 1

w: 3.9m x l: 2.9m (w: 12' 10" x l: 9' 6")

Lower Ground Floor

WC

Kitchen/Breakfast Room

w: 4.4m x l: 3.5m (w: 14' 5" x l: 11' 6")

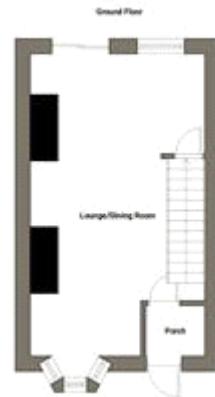
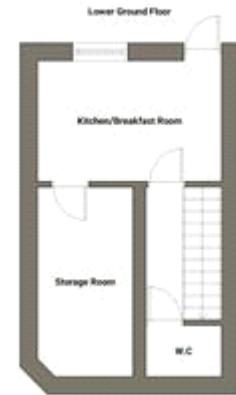
Storage Room/Utility Room

w: 2.6m x l: 4.4m (w: 8' 6" x l: 14' 5")

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.