



## Holly Gardens, Margate

£350,000

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

This amazing home is full of light through out and tucked away on an un-adopted road between Holly Lane and Northdown road. The property itself has been tastefully refurbished through out with the kitchen and open plan living space on the ground floor along with a storm porch. The living area has double patio doors to the rear patio area with access also to the rear garden from the kitchen. The first floor has a large hallway which could allow access to an extension to another floor with the relevant planning. Also on the first floor are two large bedrooms and a single bedroom along with the family bathroom. With off street parking this home really should be top of your list to view.

#### **Hall**

#### **Lounge/Dining Room**

w: 4m x l: 7.4m (w: 13' 1" x l: 24' 3")

#### **Kitchen**

w: 2.5m x l: 4.8m (w: 8' 2" x l: 15' 9")

#### **FIRST FLOOR:**

#### **Landing**

#### **Bedroom 3**

w: 2.4m x l: 2.5m (w: 7' 10" x l: 8' 2")

#### **Bedroom 2**

w: 3.6m x l: 3.5m (w: 11' 10" x l: 11' 6")

#### **Bedroom 1**

w: 3.6m x l: 3.5m (w: 11' 10" x l: 11' 6")

#### **Bathroom**

w: 2m x l: 2.4m (w: 6' 7" x l: 7' 10")

#### **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.

