



Dane Hill Row, Margate

£280,000

Townhouse | Freehold **SSTC**

Located on Dane Hill Row in Margate this three bedroom semi detached home over three floors with a garden is modern throughout and would make the perfect home for a growing family. Three double bedrooms, one main bedroom with en-suite shower room, family bathroom, modern kitchen with access onto the garden and rear access and a separate lounge. The amazing thing about this gorgeous home is the versatility of this town house, giving you loads of options for the way this home can be lived in. Although this property is currently rented, this property will be sold empty.

Kitchen

w: 2.13m x l: 3.05m (w: 7' x l: 10')

WC

w: 2.44m x l: 0.91m (w: 8' x l: 3')

Lounge/Dining Room

w: 3.35m x l: 3.35m (w: 11' x l: 11')

Bathroom

w: 0.91m x l: 2.44m (w: 3' x l: 8')

Bedroom 1

w: 3.05m x l: 2.74m (w: 10' x l: 9')

Bedroom 2

w: 3.66m x l: 4.27m (w: 12' x l: 14')

Bedroom 3

w: 3.96m x l: 4.27m (w: 13' x l: 14')

En-suite

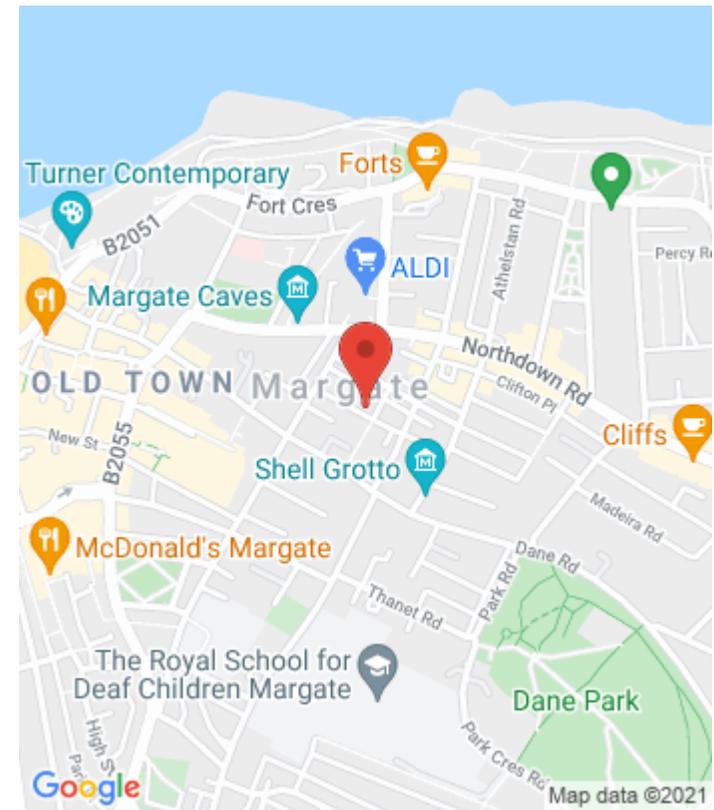
w: 1.83m x l: 1.52m (w: 6' x l: 5')

Garden

w: 5.49m x l: 5.79m (w: 18' x l: 19')



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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A		93	(92-100) A
(81-91) B	83		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).