



**Guide Price**  
**£210,000**

**Freehold**

2x  1x  1x 

**Cedar Close, Cliftonville,  
Margate, Kent, CT9**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Excellent first time purchase
- Quiet cul-de-sac location
- Secluded rear garden and allocated parking
- Close to local amenities including shops and schooling
- As a relatively modern home your energy bills won't be breaking the bank

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Hallway
- Lounge: 14'1 x 10'0 (4.30m x 3.05m)
- Kitchen/Diner: 14'0 x 9'1 (4.27m x 2.77m)

### FIRST FLOOR

- Landing
- Bedroom 1: 13'0 x 10'0 (3.97m x 3.05m)
- Bedroom 2: 10'1 x 7'0 (3.08m x 2.14m)
- Bathroom

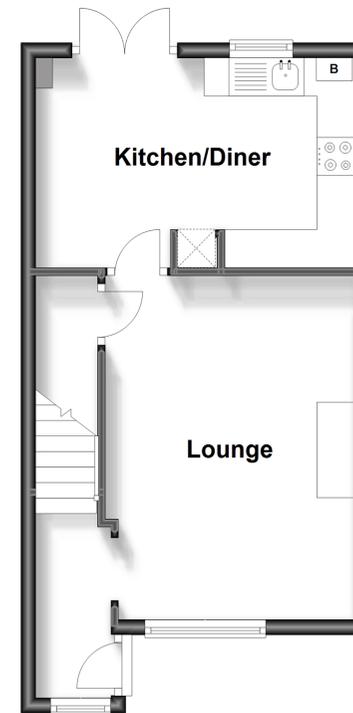
### OUTSIDE

- Front Garden
- Off Street Parking
- Rear Garden

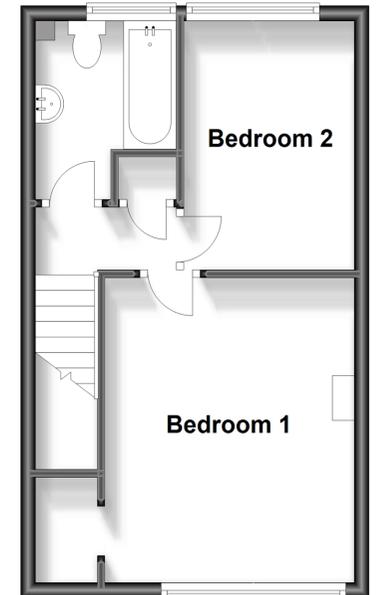
Call Cliftonville - 01843 227447 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 32.2 sq. metres (347.1 sq. feet)



**First Floor**  
Approx. 31.2 sq. metres (336.1 sq. feet)



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