



**OVER 60?**

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

**Guide Price**  
**£380,000**

**Freehold**

3x  1x  1x 

**Victoria Avenue,  
Margate, Kent, CT9**

*Wards*  
Helping you move forwards





## Main features

- Sold with no onward chain
- Period home in a great location
- Plenty of space for all the family
- Pretty and secluded rear garden
- Step back in time to lovely Victorian features blending with modern conveniences

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 11'4 x 11'2 (3.46m x 3.41m)

Dining Area: 11'4 x 9'6 (3.46m x 2.90m)

Kitchen: 15'4 x 8'9 (4.68m x 2.67m)

### FIRST FLOOR

Landing

Bedroom 1: 9'4 x 8'9 (2.85m x 2.67m)

Bedroom 2: 11'3 x 9'6 (3.43m x 2.90m)

Bedroom 3: 15'4 x 11'4 (4.68m x 3.46m)

Bathroom

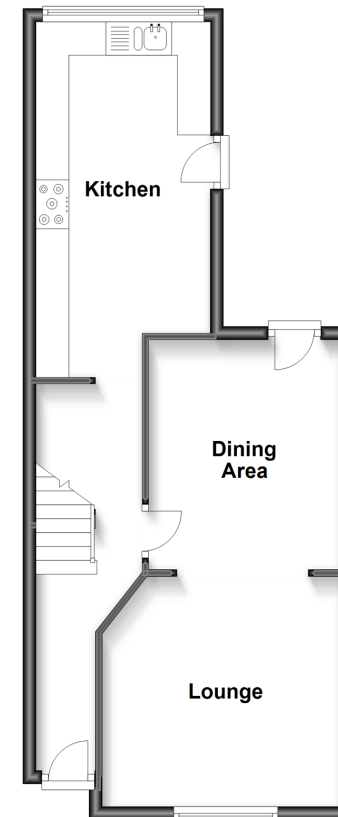
### OUTSIDE

Front Garden

Rear Garden

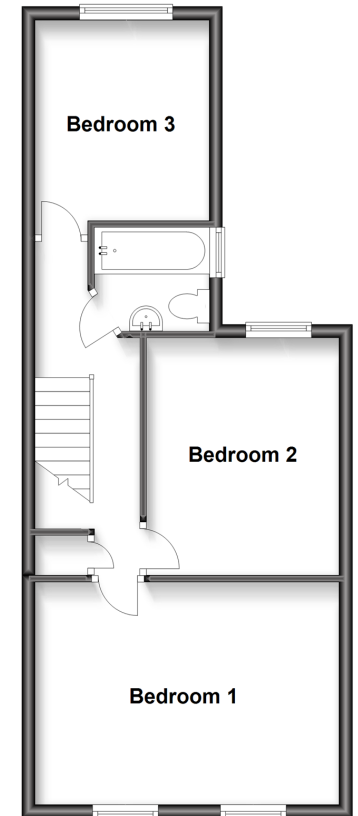
### Ground Floor

Approx. 44.4 sq. metres (478.1 sq. feet)



### First Floor

Approx. 45.0 sq. metres (483.9 sq. feet)



**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.



15106879/20230519/KP/VH