



**Price**  
**£325,000**

**Freehold**

3x  1x  1x 

**Alfred Road, Margate,  
Kent, CT9**

*Wards*  
Helping you move forwards



## Main features

- Well presented, just unpack and enjoy your new home
- Dining area with open doors looking out rear garden
- Lounge ideal for entertaining friends and family
- Sunny rear garden to sit and relax
- Off road parking

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Hallway
- Lounge: 12'10 x 10'8 (3.91m x 3.25m)
- Kitchen/Diner: 15'9 x 12'9 (4.80m x 3.89m)

### FIRST FLOOR

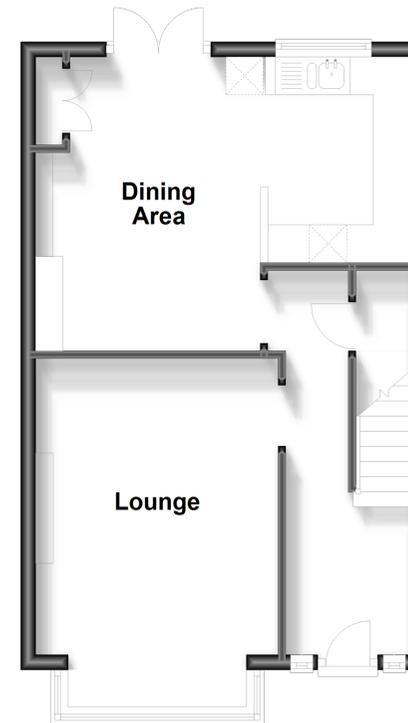
- Landing
- Bathroom: 6'3 x 6'2 (1.91m x 1.88m)
- Bedroom 1: 12'9 x 9'9 (3.89m x 2.97m)
- Bedroom 2: 12'10 x 8'11 (3.91m x 2.72m)
- Bedroom 3: 8'6 x 5'5 (2.59m x 1.65m)

### OUTSIDE

- Front Garden
- Off Road Parking
- Rear Garden

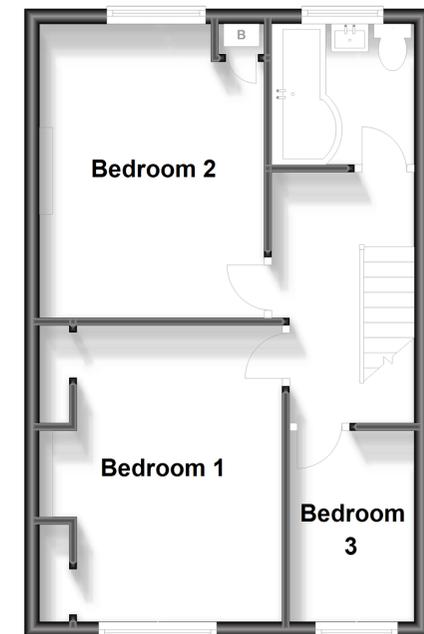
### Ground Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



### First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Call Cliftonville - 01843 227447 ■ [wardsof Kent.co.uk](http://wardsof Kent.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



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