



**Guide Price**  
**£300,000**

**Freehold**

2x  1x  1x 

**College Road, Margate,  
Kent, CT9**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Period features throughout
- Fantastic opportunity to truly make your dream home
- Good size sunny rear garden with established plants just needs some tender loving care
- Separate lounge and kitchen
- Central location close to local schools and shops

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 15'7 x 12'9 (4.75m x 3.89m)

Kitchen: 12'9 x 10'7 (3.89m x 3.23m)

Utility Room : 12'11 x 7'11 (3.94m x 2.41m)

### FIRST FLOOR

Landing

Bedroom 1: 15'0 x 11'11 (4.58m x 3.63m)

Bedroom 2: 10'7 x 9'4 (3.23m x 2.85m)

Bathroom : 14'6 x 9'0 (4.42m x 2.75m)

### SECOND FLOOR

Landing

Area 1: 10'11 x 6'11 (3.33m x 2.11m)

Area 2: 17'6 x 8'6 (5.34m x 2.59m)

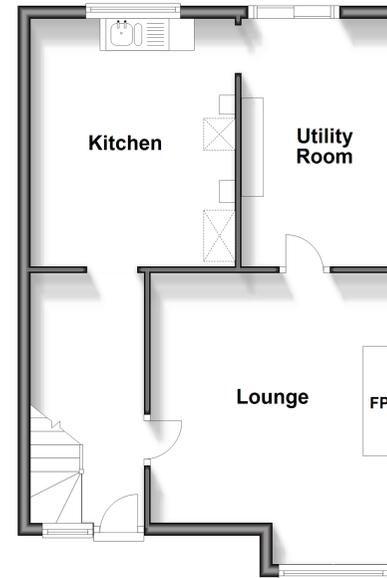
### OUTSIDE

Front Garden

Rear Garden

### Ground Floor

Approx. 47.0 sq. metres (505.7 sq. feet)



### First Floor

Approx. 47.0 sq. metres (505.7 sq. feet)



### Second Floor

Approx. 25.4 sq. metres (273.0 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.



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