



OVER 60?

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

Guide Price
£300,000

Freehold

2x  1x  1x 

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

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)

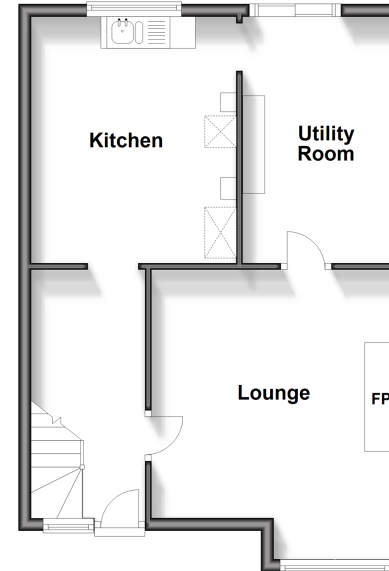
OUTSIDE

Front Garden

Rear Garden

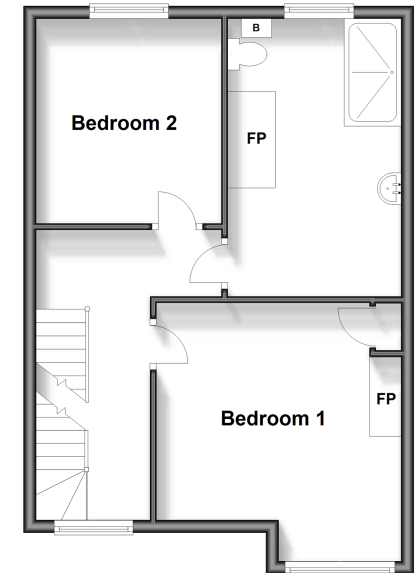
Ground Floor

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



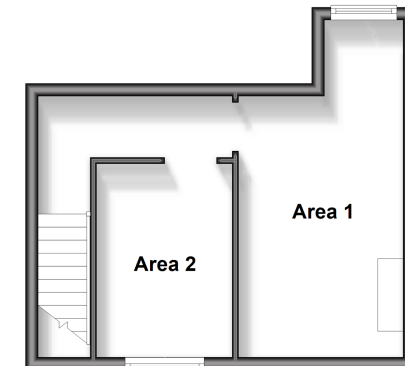
First Floor

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

- 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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