



Price
£475,000

Freehold

4x  1x  2x 

**Grove Gardens, Margate,
Kent, CT9**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Well presented family home
- Sought after location that's walking distance to local schools & beaches
- Marvel at the friendly local wildlife in the gorgeous & secluded rear garden
- Separate dining room & conservatory ideal for entertaining friends & family

Accommodation

GROUND FLOOR

Entrance Porch
 Hallway
 Lounge: 14'11 into bay x 14'11 (4.55m x 4.55m)
 Kitchen: 14'8 x 10'0 (4.47m x 3.05m)
 Dining Room: 14'3 x 11'3 (4.35m x 3.43m)
 Conservatory: 11'9 x 10'1 (3.58m x 3.08m)
 Cloakroom

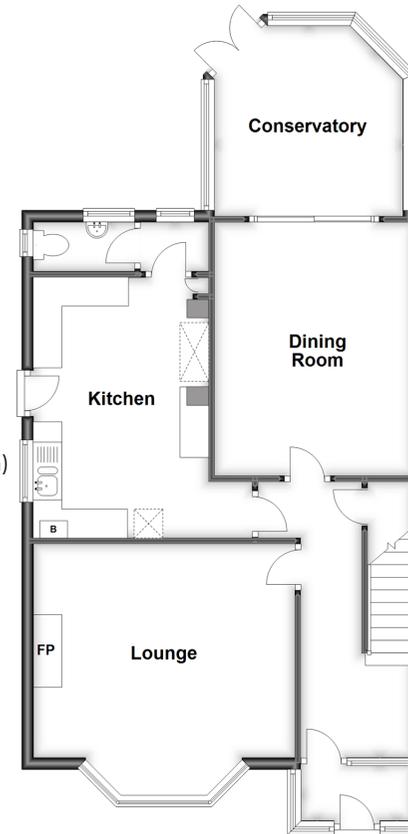
FIRST FLOOR

Landing
 Bedroom 1: 15'0 into bay x 11'0 (4.58m x 3.36m)
 Bedroom 2: 14'4 x 11'3 (4.37m x 3.43m)
 Bedroom 3: 10'1 x 8'10 (3.08m x 2.69m)
 Bathroom: 8'9 x 5'9 (2.67m x 1.75m)
 Bedroom 4: 8'0 x 7'9 (2.44m x 2.36m)

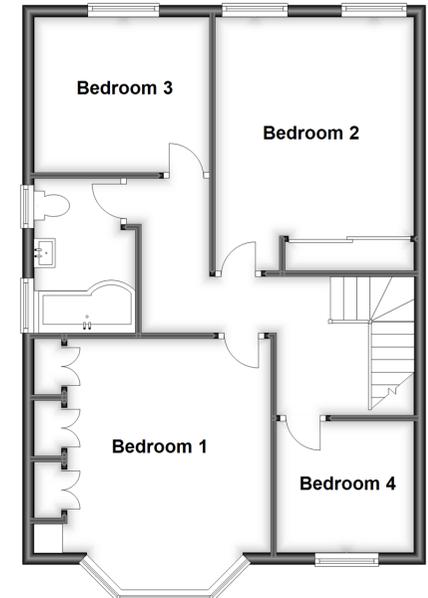
OUTSIDE

Front Garden
 Off Road Parking
 Garage
 Car Port
 Rear Garden

Ground Floor
 Approx. 74.0 sq. metres (796.6 sq. feet)



First Floor
 Approx. 62.3 sq. metres (670.4 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.

EPC RATING
 CURRENT: C(71) POTENTIAL: B(83)



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