



**Price**  
**£270,000**

**Freehold**

3x  1x  1x 

**William Avenue,  
Margate, Kent, CT9**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- **Fantastic opportunity for first time buyers and investors**
- **Well presented**
- **All rooms are a good size**
- **Garage and off road parking**
- **Lovely rear garden to enjoy with friends and family**
- **Property is within school catchment area**

## Accommodation

### GROUND FLOOR

Hallway

Lounge/diner: 27'8 x 9'10 (8.44m x 3.00m)

Kitchen: 9'2 x 7'9 (2.80m x 2.36m)

Separate Toilet

### FIRST FLOOR

Landing

Shower Room : 6'5 x 6'2 (1.96m x 1.88m)

Bedroom 2: 13'9 x 9'9 (4.19m x 2.97m)

Bedroom 1: 13'9 x 9'8 (4.19m x 2.95m)

Bedroom 3: 7'2 x 6'2 (2.19m x 1.88m)

### OUTSIDE

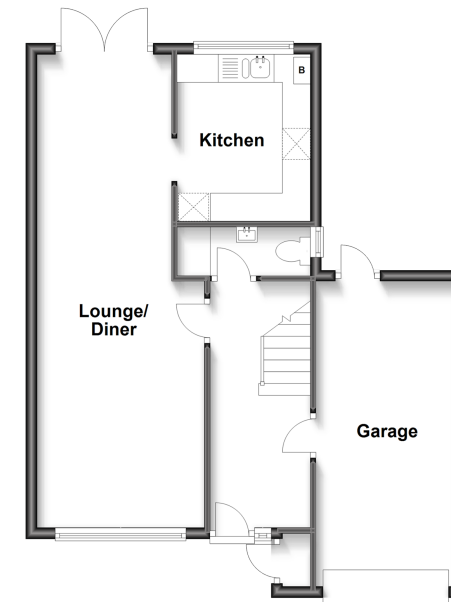
Front Garden

Garage

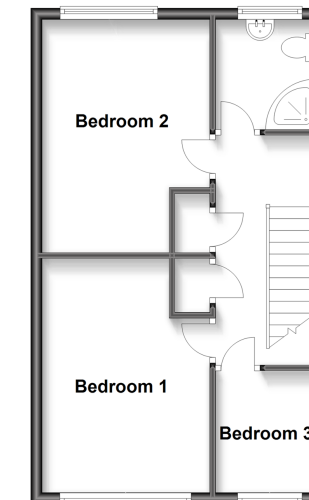
Off Road Parking

Rear Garden

**Ground Floor**  
Approx. 56.2 sq. metres (604.8 sq. feet)



**First Floor**  
Approx. 41.5 sq. metres (446.2 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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