



**Price**  
**£375,000**

**Freehold**

3x  1x  1x 

**Argyle Gardens,  
Margate, Kent, CT9**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Chain free and vacant
- Quiet cul-de-sac location
- In need of some modernisation
- Separate lounge and kitchen ideal for entertaining
- Garage and off road parking
- Sunny secluded rear garden

## Accommodation

### GROUND FLOOR

Hallway

Kitchen: 16'6 x 5'6 (5.03m x 1.68m)

Dining Area

Lounge: 15'8 x 12'0 (4.78m x 3.66m)

Conservatory: 12'2 x 10'4 (3.71m x 3.15m)

Bedroom 1: 12'2 into bay x 11'7 (3.71m x 3.53m)

Bedroom 2: 12'0 x 11'2 (3.66m x 3.41m)

Bedroom 3: 12'0 x 12'0 (3.66m x 3.66m)

Bathroom

### OUTSIDE

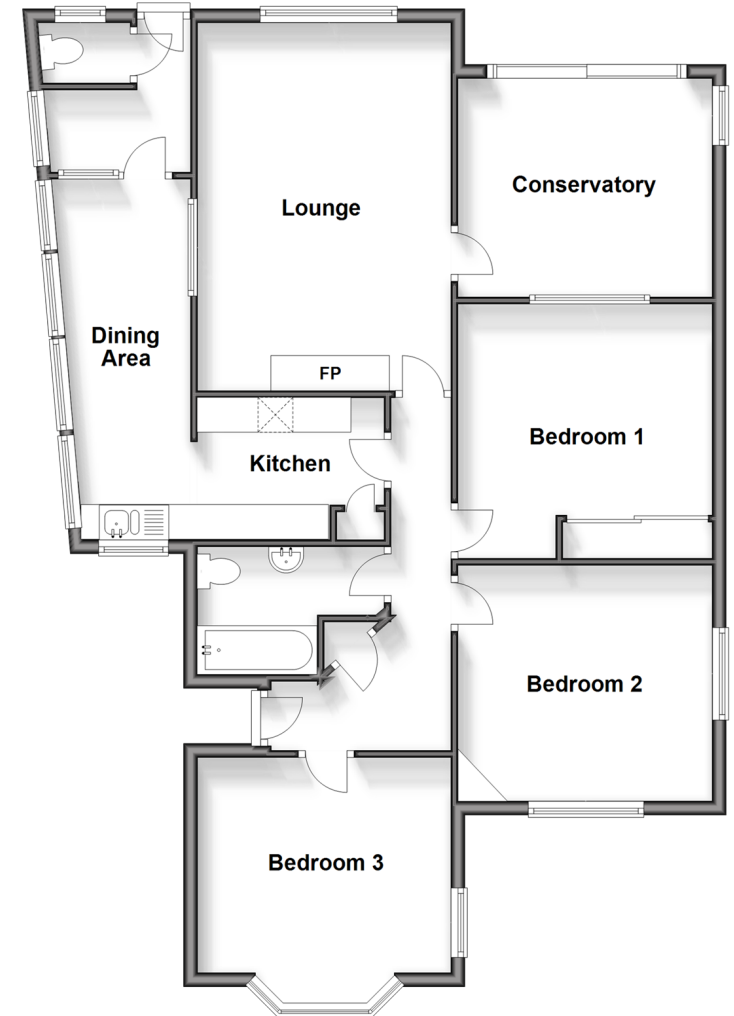
Front Garden

Garage

Off Road Parking

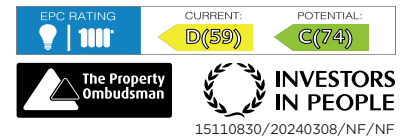
Rear Garden

**Ground Floor**  
Approx. 102.6 sq. metres (1104.4 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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