



Price
£375,000

Freehold

4x  2x  1x 

**Bootes Close, Margate,
Kent, CT9**

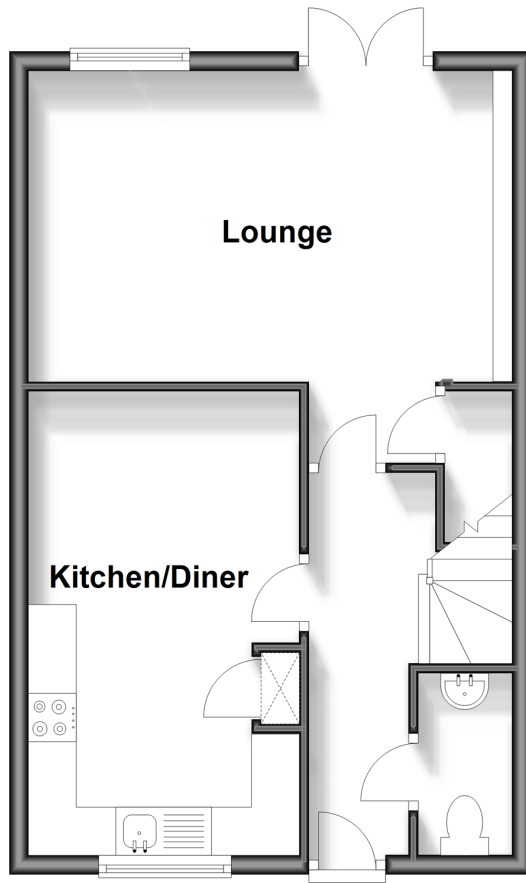
OVER 60?

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

Wards
Helping you move forwards

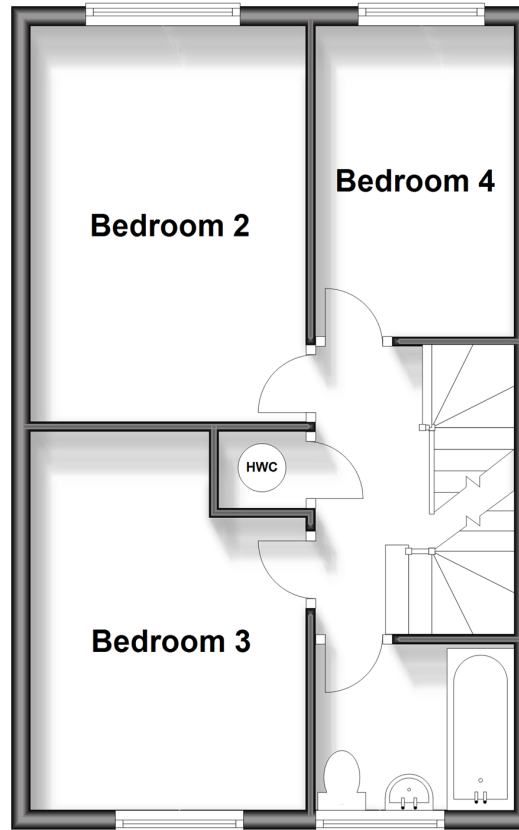
Ground Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



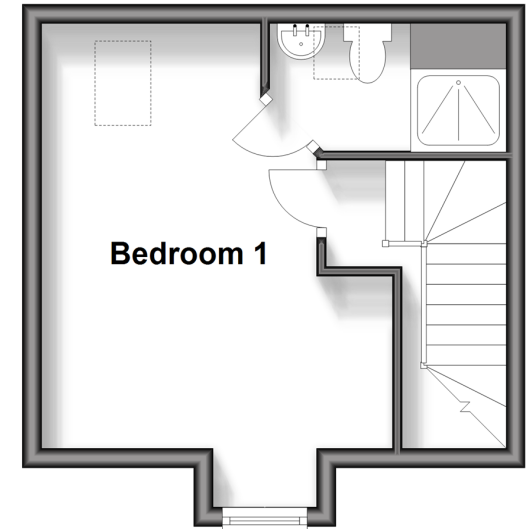
First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



Second Floor

Approx. 22.1 sq. metres (237.5 sq. feet)



Accommodation

GROUND FLOOR

Hallway
Cloakroom
Kitchen/Diner: 15'8 x 9'2 (4.78m x 2.80m)
Lounge: 15'1 x 13'3 (4.60m x 4.04m)

FIRST FLOOR

Landing
Bedroom 2: 13'10 x 9'1 (4.22m x 2.77m)
Bedroom 3: 12'5 x 9'1 (3.79m x 2.77m)
Bedroom 4: 10'6 x 6'10 (3.20m x 2.08m)
Bathroom : 6'11 x 5'8 (2.11m x 1.73m)

SECOND FLOOR

Landing
Bedroom 1: 14'6 x 12'8 (4.42m x 3.86m)
En-suite Shower Room : 8'4 x 4'6 (2.54m x 1.37m)

OUTSIDE

Front Garden
Off Road Parking
Rear Garden



Main features

- Well presented and ready for you to unpack, make a cup of tea and enjoy your new home
- Kitchen/diner ideal for entertaining friends and family
- Doors opening out to sunny rear garden
- Views looking out to the fields
- Off road parking
- Close to Westwood Cross Shopping Centre



Nearest Schools

Primary Schools: Dame Janet Community Junior School 0.8 miles, St Gregory's Catholic Primary, Margate 1.1 miles, Salmestone Primary 1.2 miles

Secondary Schools: Action for Children Westwood School



Transport Information

Train Stations: Ramsgate 1.6 miles, Margate 1.8 miles, Dumpton Park 1.9 miles



Address

Bootes Close, Margate, Kent, CT9



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Cliftonville Branch 01843 227447 ■ wardsofkent.co.uk



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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