



**Price**  
**£280,000**

**Freehold**

3x  1x  1x 

**Cedar Close, Margate,  
Kent, CT9**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Great family home on a quiet cul-de-sac
- Low maintenance, sunny "Bijou" garden
- Wide driveway for off road parking
- Perfect first time home, ideally situated near to local schools, beach and amenities

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Hallway
- Lounge: 15'9 x 13'6 (4.80m x 4.12m)
- Kitchen: 16'8 x 8'4 (5.08m x 2.54m)
- Conservatory: 12'8 x 6'9 (3.86m x 2.06m)

### FIRST FLOOR

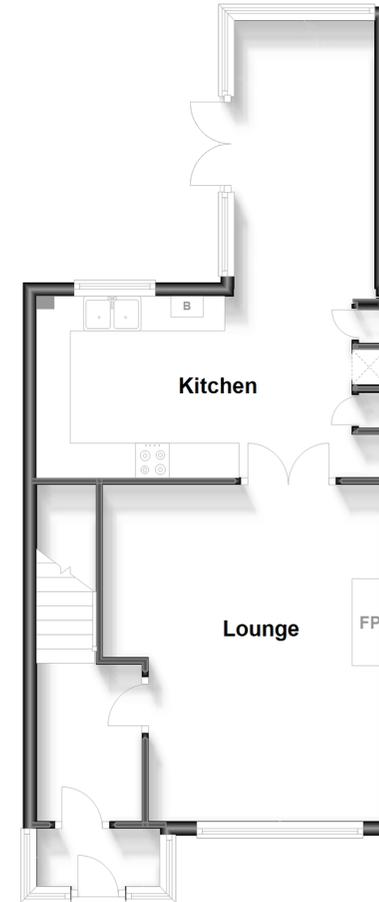
- Landing
- Bedroom 1: 13'3 x 10'0 (4.04m x 3.05m)
- Bedroom 2: 9'6 x 9'6 (2.90m x 2.90m)
- Bedroom 3: 10'5 x 6'4 (3.18m x 1.93m)
- Bathroom

### OUTSIDE

- Front Garden
- Off Road Parking
- Rear Garden

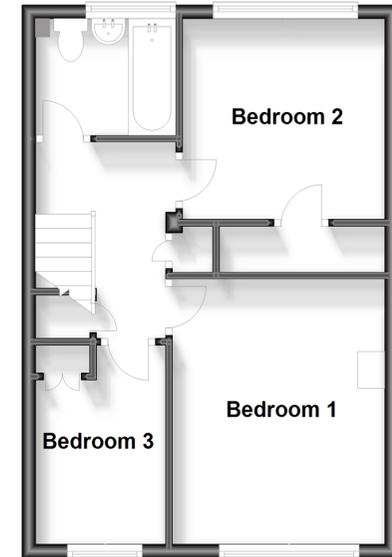
### Ground Floor

Approx. 49.2 sq. metres (529.3 sq. feet)



### First Floor

Approx. 39.2 sq. metres (421.9 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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