



Price
£300,000

Freehold

3x  1x  1x 

**College Road, Margate,
Kent, CT9**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Excellent family home**
- **Great location close to all amenities**
- **With a little tender loving care this will be superb**
- **Good sized garden, perfect for the family and hosting parties**
- **No onward chain complications and lots of space throughout**

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 16'0 x 14'0 (4.88m x 4.27m)

Kitchen: 12'0 x 10'0 (3.66m x 3.05m)

Conservatory: 12'0 x 12'0 (3.66m x 3.66m)

FIRST FLOOR

Landing

Bedroom 1: 14'0 x 12'0 (4.27m x 3.66m)

Bedroom 2: 10'0 x 10'0 (3.05m x 3.05m)

Bedroom 3: 10'0 x 10'0 (3.05m x 3.05m)

Bathroom

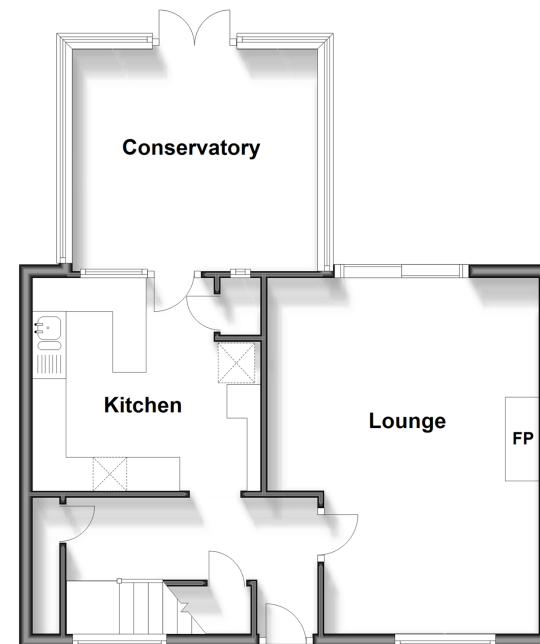
OUTSIDE

Front Garden

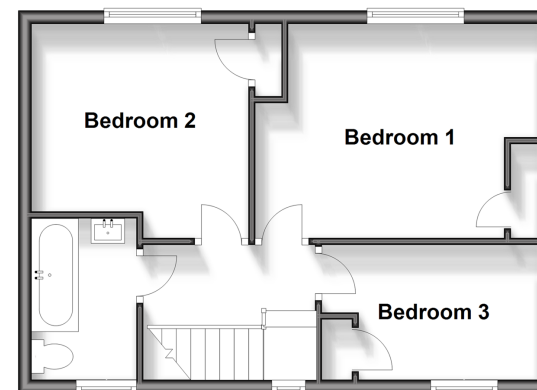
Off Road Parking

Rear Garden

Ground Floor
Approx. 52.4 sq. metres (563.9 sq. feet)

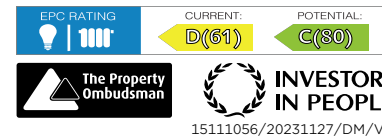


First Floor
Approx. 40.0 sq. metres (430.0 sq. feet)



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.



15111056/20231127/DM/VH