



**Guide Price**  
**£260,000**

**Freehold**

2x  1x  1x 

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

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Excellent first time purchase
- Immaculate throughout
- Handy for local schools and amenities
- Kitchen/Diner ideal for entertaining
- Low maintenance secluded garden makes this cul-de-sac home a real winner

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 14'8 x 10'6 (4.47m x 3.20m)

Kitchen/Diner: 13'9 x 9'0 (4.19m x 2.75m)

### FIRST FLOOR

Landing

Bathroom

Bedroom 1: 14'0 x 10'1 (4.27m x 3.08m)

Bedroom 2: 10'6 x 7'7 (3.20m x 2.31m)

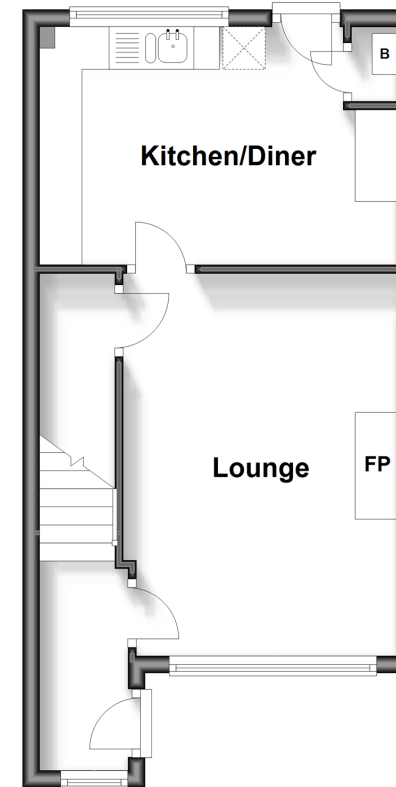
### OUTSIDE

Front Garden

Rear Garden

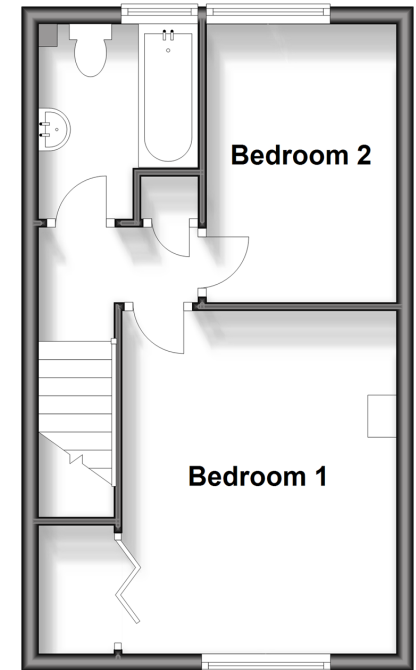
### Ground Floor

Approx. 32.5 sq. metres (350.1 sq. feet)



### First Floor

Approx. 31.1 sq. metres (335.1 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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