



Guide Price
£325,000

Freehold

3x  1x  1x 

**Addiscombe Road,
Margate, Kent, CT9**

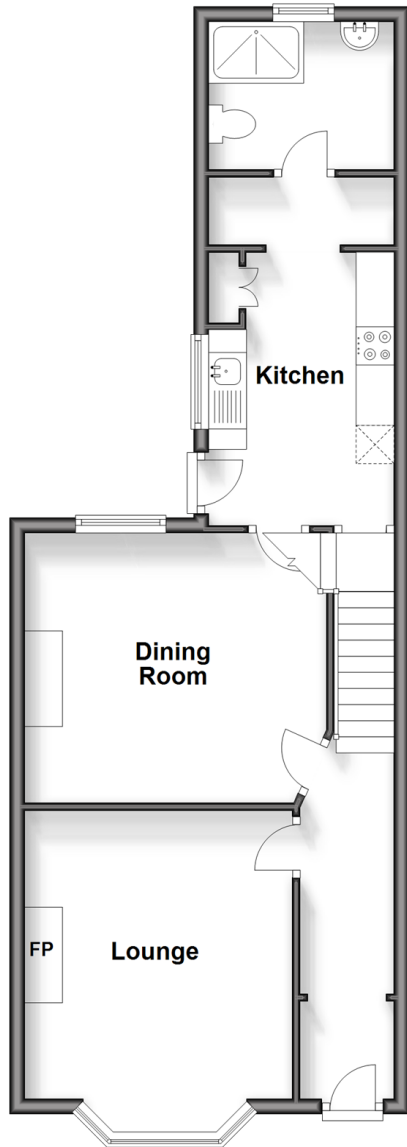
OVER 60?

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

Wards
Helping you move forwards

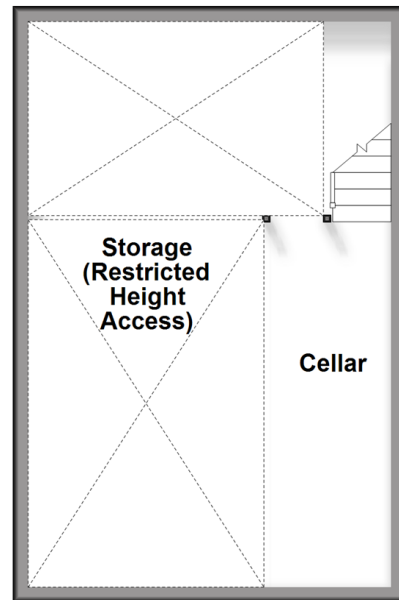
Split Level Ground Floor

Approx. 52.7 sq. metres (567.5 sq. feet)



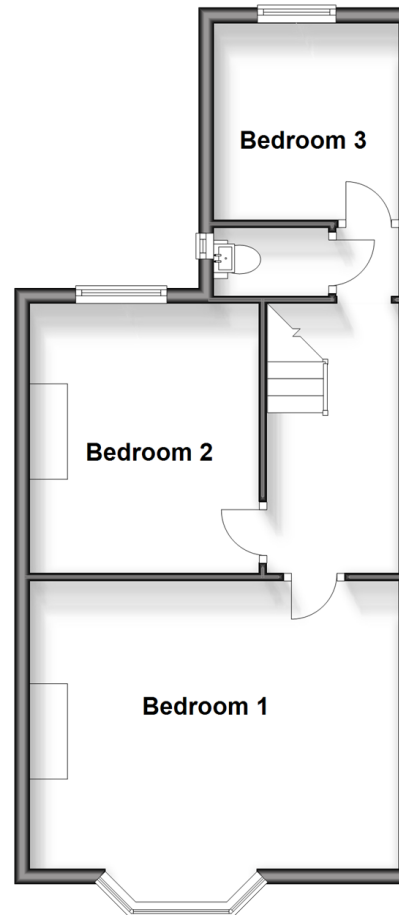
Basement

Approx. 35.3 sq. metres (380.4 sq. feet)



Split Level First Floor

Approx. 45.3 sq. metres (487.8 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Hallway

Lounge: 14'9 x 11'9 (4.50m x 3.58m)

Dining Room : 13'2 x 11'6 (4.02m x 3.51m)

Kitchen: 11'9 x 7'9 (3.58m x 2.36m)

Shower Room

BASEMENT

Storage Restricted Height

Cellar

FIRST FLOOR

Landing

Bedroom 1: 15'9 x 14'7 (4.80m x 4.45m)

Bedroom 2: 11'6 x 10'5 (3.51m x 3.18m)

Bedroom 3: 9'5 x 7'8 (2.87m x 2.34m)

Separate Toilet

OUTSIDE

Front Garden

Rear Garden



Main features

- Welcome to the tardis
- Excellent family home with off road parking
- Highly desirable location close to amenities
- Plenty of space for all the family and entertaining friends
- With 3 double bedrooms you won't be growing out of this house for many years to come



Nearest Schools

Primary Schools: Drapers Mills Primary 0.5 miles, Salmestone Primary 0.5 miles, Margate, Holy Trinity and St John's C of E Primary 0.7 miles

Secondary Schools: Royal School for Deaf Children



Transport Information

Train Stations: Margate 1.3 miles, Broadstairs 2.8 miles, Westgate-on-Sea 2.9 miles



Address

Addiscombe Road, 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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