



**Price**  
**£375,000**

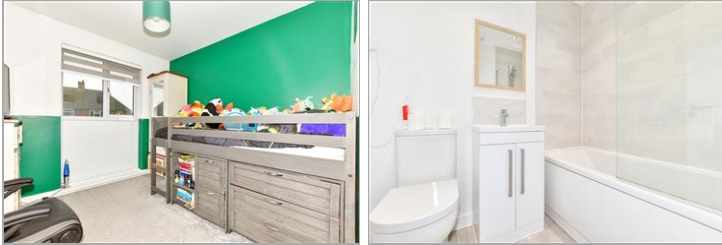
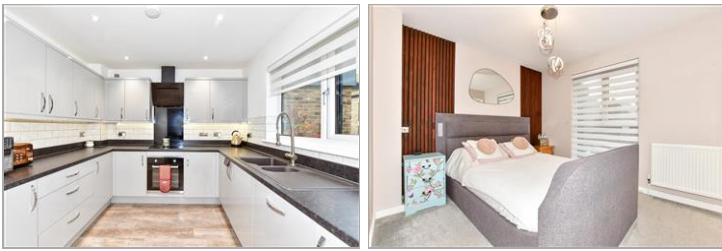
**Freehold**

3x  2x  1x 

**Brooke Close, Garlinge,  
Margate, Kent, CT9**

*Wards*  
Helping you move forwards





## Main features

- Chain free
- Well presented and ready to move straight into
- New build warranty
- Lounge/diner with doors opening out to sunny rear garden
- Convenient location

## Accommodation

### GROUND FLOOR

Hallway

Kitchen: 10'3 x 9'5 (3.13m x 2.87m)

Cloakroom

Lounge/Diner: 17'0 x 12'8 (5.19m x 3.86m)

### FIRST FLOOR

Landing

Bedroom 3: 9'3 x 7'3 (2.82m x 2.21m)

Bedroom 2: 9'9 x 9'3 (2.97m x 2.82m)

Bathroom : 6'5 x 5'7 (1.96m x 1.70m)

Bedroom 1: 13'1 x 10'8 (3.99m x 3.25m)

En-suite Shower Room : 6'5 x 5'10 (1.96m x 1.78m)

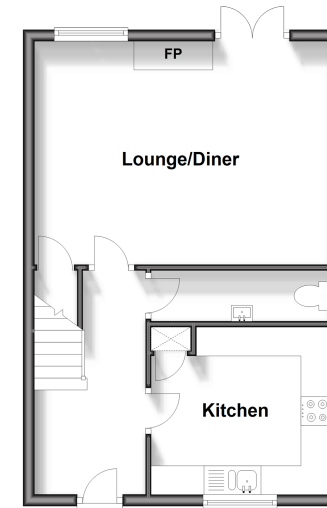
### OUTSIDE

Front Garden

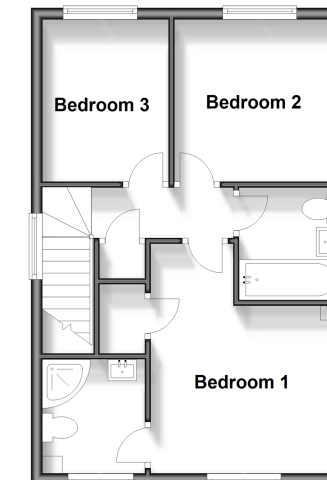
Off Road Parking

Rear Garden

**Ground Floor**  
Approx. 40.7 sq. metres (438.5 sq. feet)



**First Floor**  
Approx. 40.7 sq. metres (438.5 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



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