



Guide Price
£250,000

Freehold

2x  1x  1x 

**Gainsborough Avenue,
Margate, Kent, CT9**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Fantastic opportunity to get your foot on the property ladder**
- **Ideal for first time buyers**
- **Off road parking for 2 cars**
- **Well presented and ready for you to move straight into**
- **Quiet location within local school catchment**

Accommodation

GROUND FLOOR

Hallway
Cloakroom
Kitchen: 8'5 x 5'11 (2.57m x 1.80m)
Lounge: 14'7 x 13'5 (4.45m x 4.09m)

FIRST FLOOR

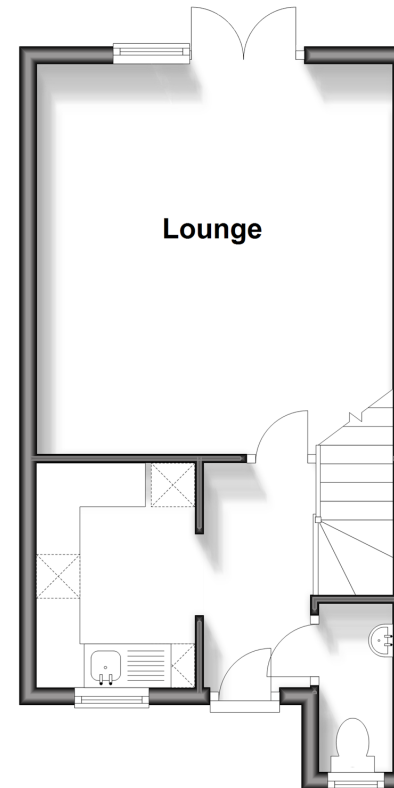
Landing
Bedroom 1: 13'5 x 9'0 (4.09m x 2.75m)
Bedroom 2: 13'5 x 7'10 (4.09m x 2.39m)
Bathroom : 6'2 x 6'0 (1.88m x 1.83m)

OUTSIDE

Front Garden
Off Road Parking
Rear Garden

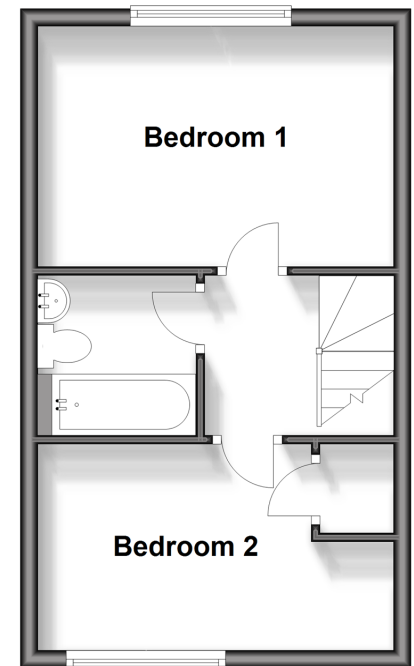
Ground Floor

Approx. 30.1 sq. metres (324.0 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.3 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.



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