



**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

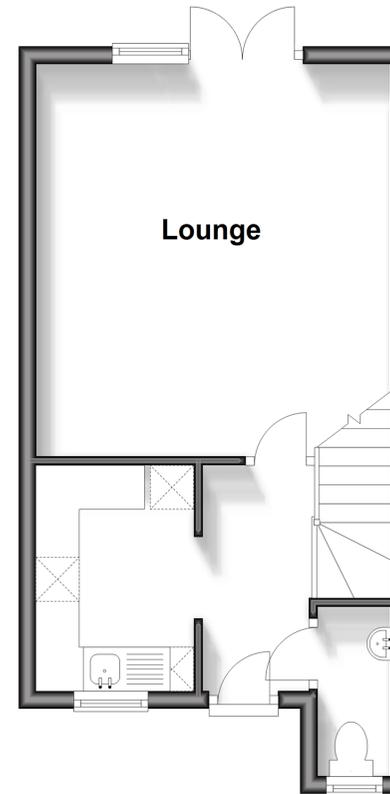
- Landing
- Bedroom 1: 13'5 x 9'0 (4.09m x 2.75m)
- Bedroom 2: 13'5 x 7'10 (4.09m x 2.39m)
- Bathroom : 6'2 x 6'0 (1.88m x 1.83m)

### OUTSIDE

- Front Garden
- Off Road Parking
- Rear Garden

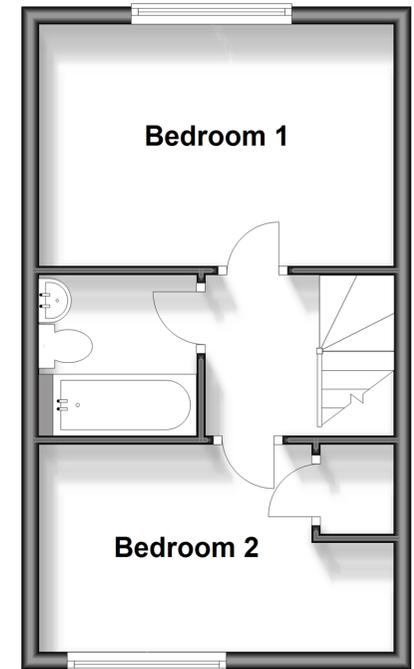
### Ground Floor

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](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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