



**Price**  
**£325,000**

**Freehold**

3x  2x  1x 

**Gap Road, Cliftonville,  
Margate, Kent, CT9**

*Wards*  
Helping you move forwards





## Main features

- **Fantastic opportunity for first time buyers**
- **Modern kitchen/diner with integrated appliances**
- **Allocated parking**
- **French doors to sunny rear garden**
- **En-suite shower**
- **Close to Northdown Park and schools**

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 14'0 x 9'11 (4.27m x 3.02m)

Cloakroom

Kitchen/Diner: 17'2 x 10'1 (5.24m x 3.08m)

### FIRST FLOOR

Landing

Bedroom 1: 11'7 x 10'4 (3.53m x 3.15m)

En-suite Shower Room

Bedroom 3: 8'9 x 6'5 (2.67m x 1.96m)

Bedroom 2: 10'4 x 8'9 (3.15m x 2.67m)

### OUTSIDE

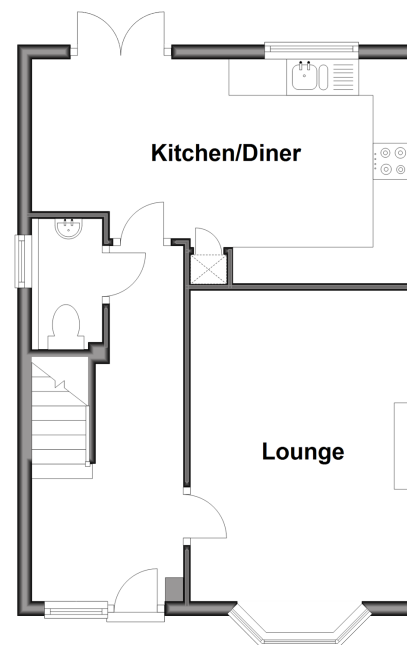
Front Garden

Off Road Parking

Rear Garden

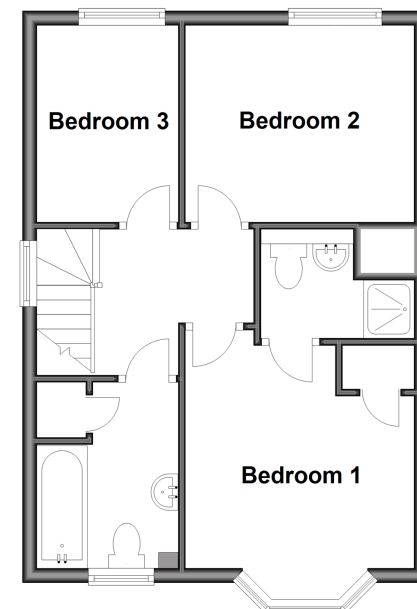
### Ground Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



### First Floor

Approx. 39.3 sq. metres (422.7 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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