



Gloucester Avenue, Cliftonville, Margate

  
MILES & BARR  
EXCLUSIVE



10 Gloucester Avenue  
Cliftonville  
Margate  
Kent  
CT9 3NW



**Description**

Ground Floor

- Porch
- Entrance Hall
- Cloakroom
- Sitting Room  
15'4 x 12'1  
(4.67m x 3.68m)
- Living Room  
26'2 x 11'8  
(7.98m x 3.56m)
- Kitchen  
21'11 x 13'1  
(6.68m x 3.99m)
- Dining Room  
15'3 x 12'0  
(4.65m x 3.66m)
- Office  
12'9 x 11'6  
(3.89m x 3.51m)
- Shower Room

- Bedroom  
14'10 x 10'4  
(4.52m x 3.15m)
- Bedroom  
12'9 x 11'3  
(3.89m x 3.43m)
- Bedroom  
9'11 x 9'5  
(3.02m x 2.87m)
- Bedroom  
9'9 x 8'0  
(2.97m x 2.44m)
- Shower Room
- WC

Annex

- Lounge  
14'2 x 13'8  
(4.32m x 4.17m)
- Bedroom  
14'2 x 8'10  
(4.32m x 2.69m)

First Floor

- Landing
- Bedroom  
15'4 x 10'4  
(4.67m x 3.15m  
plus built-in  
wardrobe)

External

- Front/Driveway
- Rear Garden

## Property

### AVENUES LOCATION WITH ANNEX!

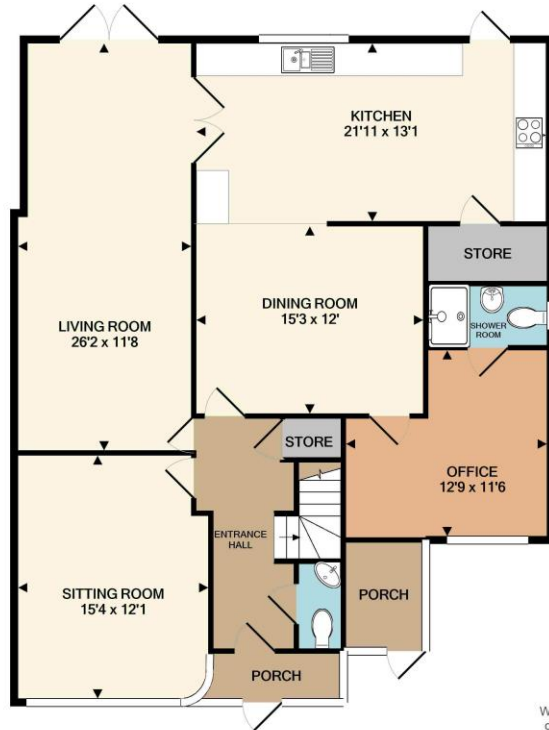
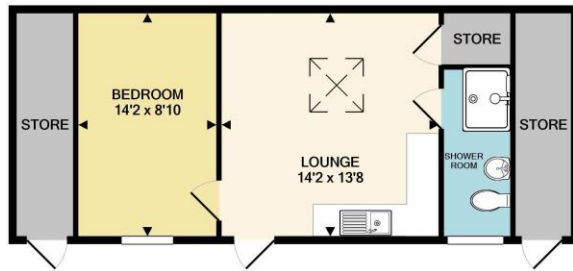
An attractive five bedroom semi-detached home with the luxury of a detached brick built annex to the rear with its own lounge, bedroom and shower room. The property is located in the ever popular Avenues location and just down the end of the road you will find the sandy beaches of Margate! Internally the ground floor consists of a large entrance hall, bay fronted reception room, lounge, extended kitchen/diner, study room with its own W/C and shower. On the first floor you will find five generous sized bedrooms and a bathroom with separate W/C. To the rear you have sunny garden which is mainly laid to lawn with patio areas for dining and the bonus of the separate annex at the bottom of the garden which also has 2 storage areas to each side. This is a stunning home which needs to be viewed to appreciate the size and scope it offers!



## Location

The 'Cliftonville Avenues' are one of Cliftonville's most prestigious locations which boast stunning wide roads down to the sea. The area is mainly occupied by large detached, semi-detached houses and detached bungalows built around 1930's. The area itself is situated upon the outskirts of many local shops including a large supermarket, bus services across Thanet and many of Margate's stunning golden sandy beaches. Margate railway station is approximately 2 miles away and offers fast services to Kings Cross, St. Pancras. Margate also offers the popular 'Old Town' and 'Turner Contemporary' art gallery. There are also good road links to London via the A299 Thanet Way and M2 Motorway.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1731 SQ.FT.  
(160.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 818 SQ.FT.  
(76.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2549 SQ.FT. (236.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	67	78
	EU Directive 2002/91/EC	



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