



Price

£270,000

Freehold

3 x 

1 x 

1 x 

**Addiscombe Road,
Margate, CT9**

INVESTMENT ALERT! Requiring internal refurbishment throughout this three Bedroom semi detached property is being offered with no forward chain and is ideally placed to provide easy access to the local schools and train line. Entry is gained through in internal porch which opens into a through Lounge/Diner which has been extended to the rear making the room even bigger. Access to the 40ft rear garden can be found from this room. The integral Garage has been converted to provide an additional reception room downstairs. The Kitchen is off the Dining area and would benefit from being replaced, this area too benefits the extension. Upstairs there are three Bedrooms and family Bathroom.



Lovetts Birchington Ltd. Trading as Lovetts Property Services
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Reg. In England No. 4264378 VAT No.785 158296
Directors: Richard Crosby MNAEA & Tracey Crosby





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- EPC Rating - D
- In Need of Refurbishment
- Off Street Parking
- Close to Local Amenities
- Vacant Possession
- Extended to Rear
- Garage Converted to Extra Room
- 0.8 Miles to Train Station
- More Pictures Coming Soon



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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