



Price

£230,000

Freehold

2 x 

1 x 

1 x 

**Poets Corner,
Margate CT9 1TR**

**** 3D Virtual Walkthrough Now Available! ****

Lovetts are pleased to bring to market this charming two-bedroom, one-bathroom terraced house, ideally located within close proximity to the QEQM Hospital, Dane Park and just 1 mile from the train station.

On the ground floor, a hallway leads to the living room, featuring a striking fireplace with a bay window overlooking the front. The kitchen, situated to the rear, offers access to the low-maintenance garden and is equipped with fitted wall and base units, along with plumbing for a washing machine.

Upstairs, you'll find a useful cupboard, two double bedrooms, the primary towards the rear and secondary to the front providing ample accommodation. Completing the upper level is a fully tiled bathroom, featuring a matching three-piece suite. This property has gas central heating, fitted carpets throughout with exception of the Kitchen and Bathroom and is available for immediate viewings.



Lovetts Birchington Ltd. Trading as Lovetts Property Services
Registered Office – 13 Station Road, Birchington, Kent, CT7 9DJ
Reg. In England No. 4264378 VAT No.785 158296
Directors: Richard Crosby MNAEA & Tracey Crosby





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- EPC Rating - D
- Close To Dane Park
- Rear Garden
- Terraced House
- 1.0 Miles To Train Station
- Good Transport Links
- Close To Local Amenities
- Two Bedrooms
- Good Decorative Order.
- Close To QEQM Hospital



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Total Floor Area Approximately - 57 m²

- Living Room - 3.05m x 3.35m
- Kitchen - 3.05m x 3.23m
- Bedroom 1 - 2.74m x 3.05m
- Bedroom 2 - 2.74m x 2.74m
- Bathroom - 2.74m x 1.68m
- Garden - 4.67m x 4.57m

This Floor plan is for illustrative purposes only, and should be used as such by any potential purchaser. All measurements are approximate and all parties must rely on their own inspection

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
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