



Price

£285,000

Freehold

3 x 

3 x 

3 x 

**Arlington Gardens,
Margate, CT9**

Lovetts are pleased to bring to market this delightful 3-bedroom semi-detached family home, featuring off-road parking at the rear. This well-presented property boasts a generous lounge and a spacious kitchen/diner, along with a convenient cloakroom on the ground floor. The first floor offers three comfortable bedrooms and a family bathroom. With double glazing and central heating throughout, this home ensures warmth and comfort. The west-facing enclosed rear garden measures approximately 55 feet (16.76m) and includes a gated parking space. Offered with no onward chain, this is a fantastic opportunity for any family!



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
- Available Now
- Parking To Rear
- Large Garden
- Three Double Bedrooms
- Close To Local Amenities
- Good Transport Links
- Semi-Detached House



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**Total Floor Area
Approximately - 81 m²**

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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