



Price

£265,000

Freehold

3 x 

1 x 

1 x 

**Victoria Avenue,
Margate**

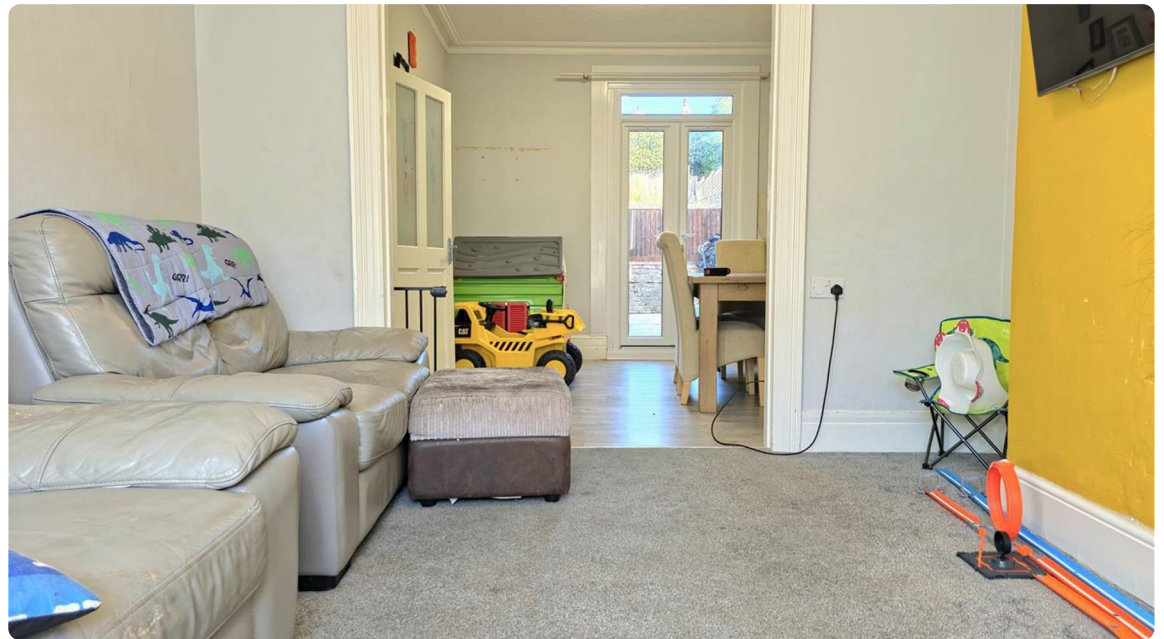
Lovetts are delighted to bring to market this 3-bedroom terraced home on Victoria Avenue, Margate.

The property would benefit from some updating, offering a fantastic opportunity for buyers to put their own stamp on it.

On entering, you are welcomed by a Hallway leading through the ground floor. To the front, a spacious Living Room with a bay window allows for plenty of natural light. To the rear, the Dining Room features patio doors that open onto a low-maintenance Garden, perfect for outdoor space. The fitted Kitchen is equipped with wall and base units, an integrated oven, space for a fridge freezer, plumbing for a washing machine, and a convenient door to the garden.

Upstairs, there are two generous double Bedrooms and a single Bedroom, with the largest room positioned at the front of the house. The family bathroom completes the home with a matching three-piece suite.

This property represents an excellent opportunity for first-time buyers, families, or investors looking for a project.



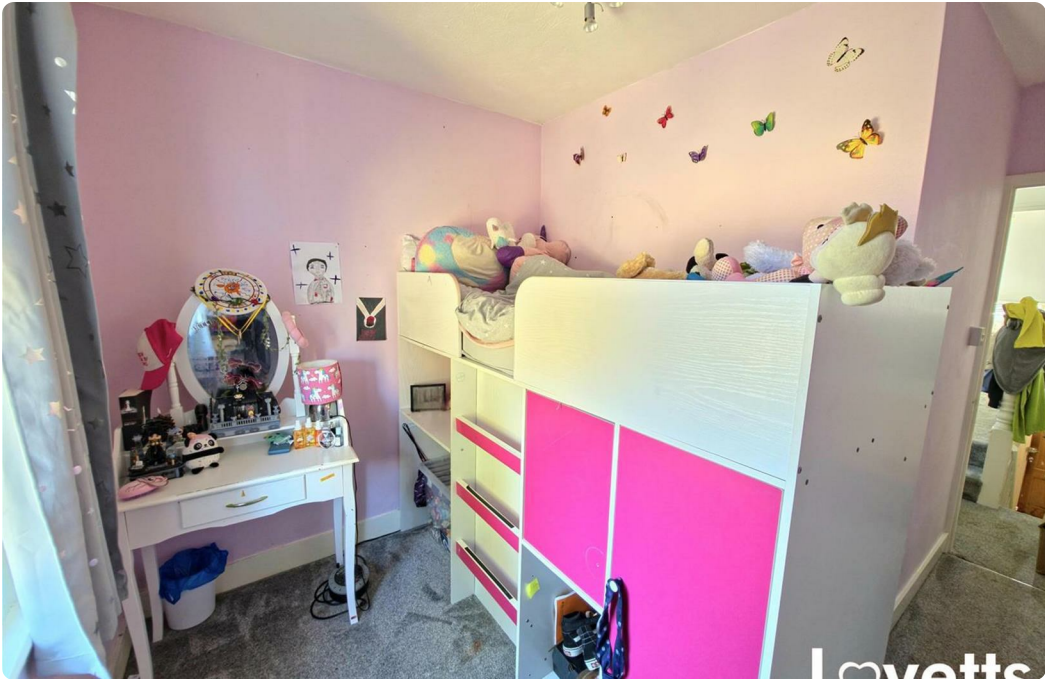




- EPC Rating - D
- 3 Bedrooms
- Family Home
- Low Maintenance Private Garden
- Close To Local Amenities
- In Need Of Redecoration
- 1.8 Miles To Train Station
- Good Transport Links
- Vacant Possession







Ground Floor



First Floor



Victoria Avenue,
Margate, CT9

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		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Lovetts Birchington LTD. Trading as Lovetts Property Services
Registered office – 177 Northdown Road, Margate, Kent, CT9 2PA
Reg. In England No. 4264378 No. 785 158296
Directors: Richard Crosby & Tracey Crosby

