

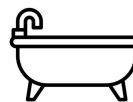


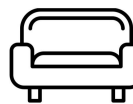
Price

£265,000

Freehold

3 x 

1 x 

1 x 

**Victoria Avenue,
Margate**

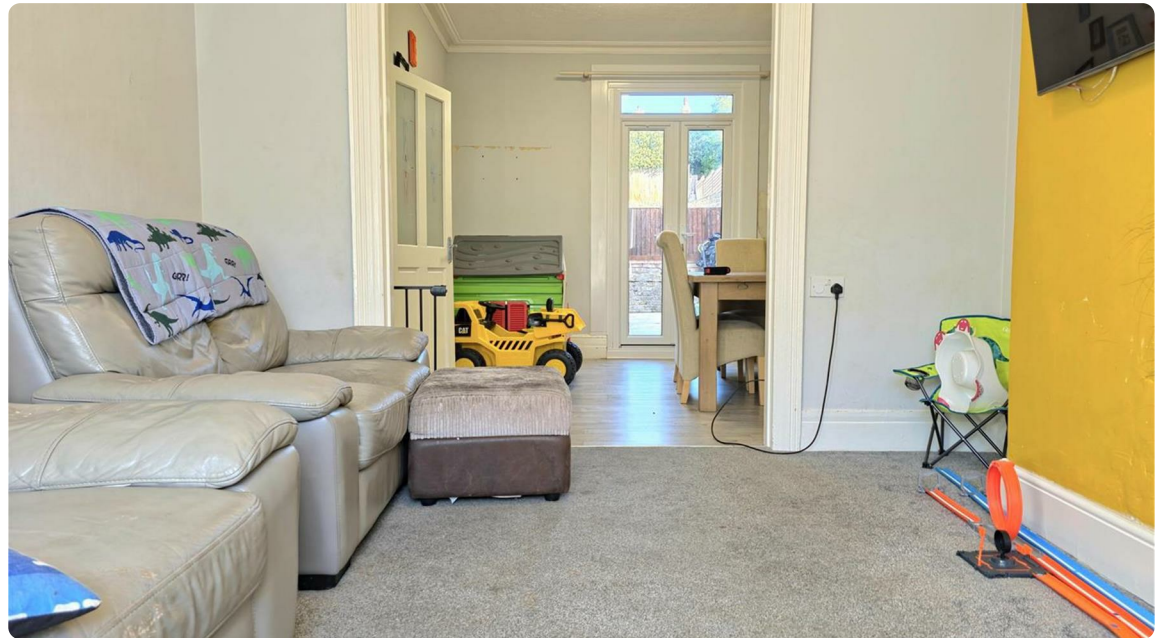
Lovetts are delighted to bring to market this 3-bedroom terraced home on Victoria Avenue, Margate.

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.



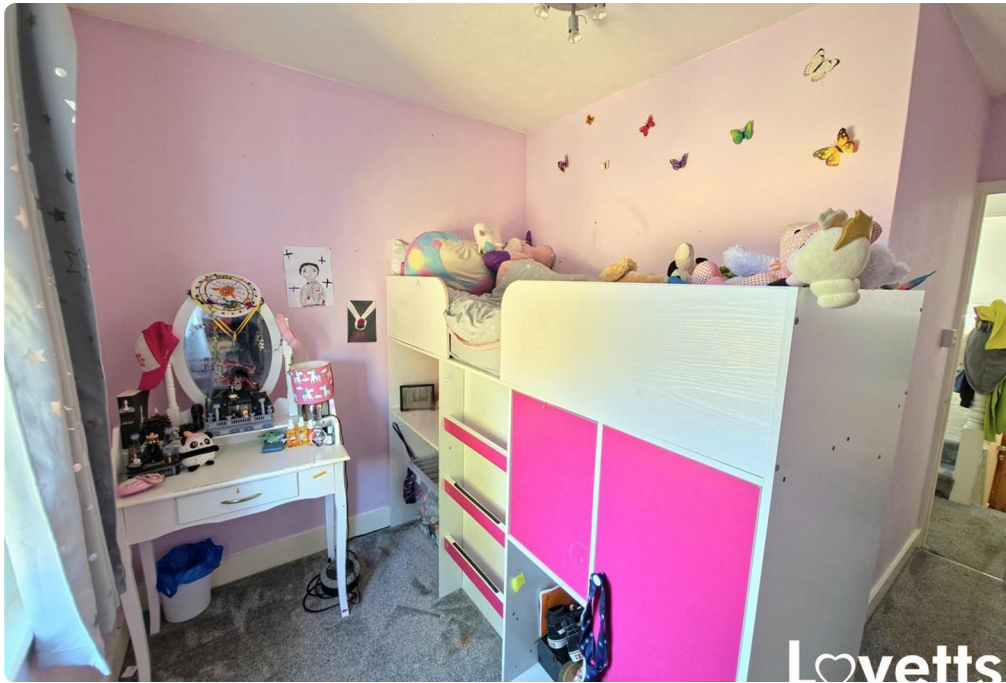




- EPC Rating - D
- 3 Bedrooms
- Family Home
- Low Maintenance Private Garden
- Close To Local Amenities
- In Need Of Redecoration
- 1.8 Miles To Train Station
- Good Transport Links
- Vacant Possession







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		
	65	79
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

