



Oakwood homes[®]
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Property brochure



ARLINGTON GARDENS
MARGATE
KENT
CT9 3TA

Price: £295,000

3 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD
Council Tax B



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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD

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The Property

EARLY VIEWING IS A MUST OF THIS GOOD SIZE 3 BEDROOM SEMI-DETACHED FAMILY HOME WITH OFF ROAD PARKING TO THE REAR AND POTENTIAL TO EXTEND (SUBJECT TO CONSENTS). The property is well presented and has a large lounge as well good sized kitchen/diner and a cloakroom on the ground floor. On the first floor are three bedroom and a bathroom. The property has double glazing and central heating and has potential for further parking on the front (subject to consent for a drop curb). The enclosed rear garden is approx 55' (16.76m) and west facing and has a parking space accessed by gates. No Chain

Location

Located in Arlington Gardens which has local shops, schools and parks close by as well as easy access to other facilities. The Old Town is about a 1½ miles away and provides a good selection of bars and restaurants whilst across the main sands is the railway station providing good links to London and beyond.

Accommodation

GROUND FLOOR

Porch

Lounge

18'10" (5.74m) x 11'6" (3.51m)

Inner Hall

Cloakroom

Kitchen/Diner

18'10" (5.74m) x 9'10" (3.00m)

FIRST FLOOR

Bedroom 1

12'10" (3.91m) x 11'7" (3.53m)

Bedroom 2

11'4" (3.45m) x 10'2" (3.10m)

Bedroom 3

10'1" (3.07m) x 7'3" (2.21m)

Bathroom

7'6" (2.29m) x 6'1" (1.85m)

OUTSIDE

Block paved front garden with potential off road parking (subject to planning consents). Rear garden approx. 55' (16.76m), west facing and laid to lawn with gates leading to off road parking space
Brick built shed with outside W.C.



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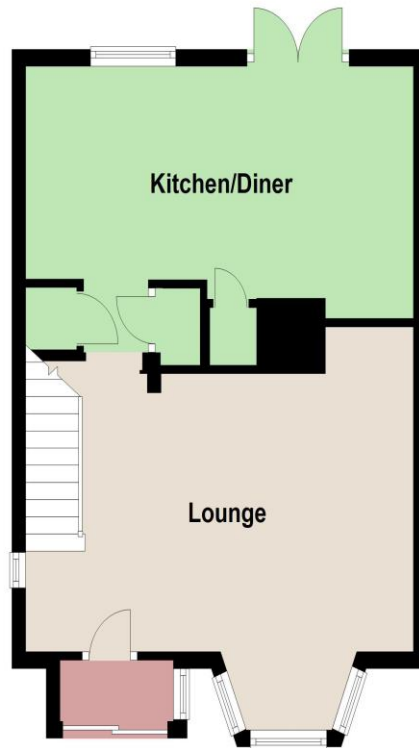


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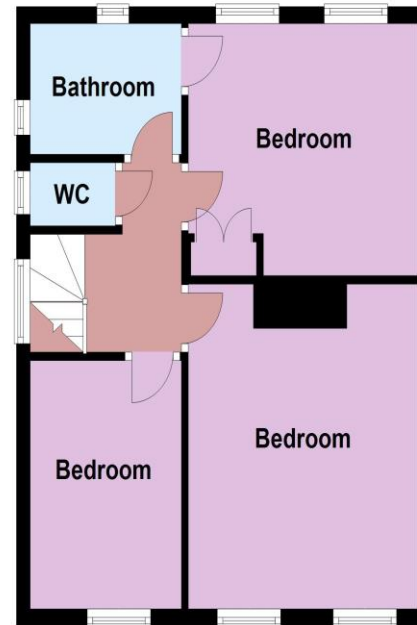


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Ground Floor



First Floor



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Key Features

- Semi detached family home
- 3 bedrooms
- Large lounge
- Kitchen/Diner
- Cloakroom
- Family bathroom
- Central heating
- Double glazing
- 55ft west facing rear garden
- Potential to extend
- Off road parking to rear
- No Chain

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0021571/20230301/DGDP



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