

Property brochure



HAROLD CLOSE
CLIFTONVILLE
KENT
CT9 2FU

Price: £235,000

2 Bedrooms

1 Reception

1 Bathroom

Allocated parking space

EPC C

Tenure FREEHOLD
Council Tax B



The Property

MODERN TWO BEDROOM HOUSE IN THE HEART OF CLIFTONVILLE. Offered with no chain this terraced house would be an ideal purchase for a first time buyer but is also currently attracting around 5.5% yield with the current let. Stepping into the hallway when entering you'll find a large lounge, modern fitted kitchen and a downstairs W.C. The first floor accommodation comprises 2 bedrooms and contemporary bathroom. As the house was only built less than 5 years ago, the original builders warranty is still in place and of course enjoys the benefits of energy efficiency you would expect from a recently built property. Call today and book your viewing.

Location

Located in Harold Close just a few hundred yards from the sea front with local shops at the far end of the road in Northdown Road. The property is situated in up and coming Cliftonville and is approximately 3/4 of a mile away from Margate Old Town. In the Old Town there is a good selection of shops, bars and restaurants whilst across the main sands is the railway station which provides good transport links to London and beyond.



Accommodation

Lounge	14'01" (4.29m) x 9'10" (3.00m)
Kitchen	13'02" (4.01m) x 7'02" (2.18m)
Downstairs W.C	5'07" (1.70m) x 2'07" (0.79m)

1st Floor	
Bedroom 1	14'01" (4.29m) x 9'11" (3.02m)
Bedroom 2	10'09" (3.28m) x 7'05" (2.26m)

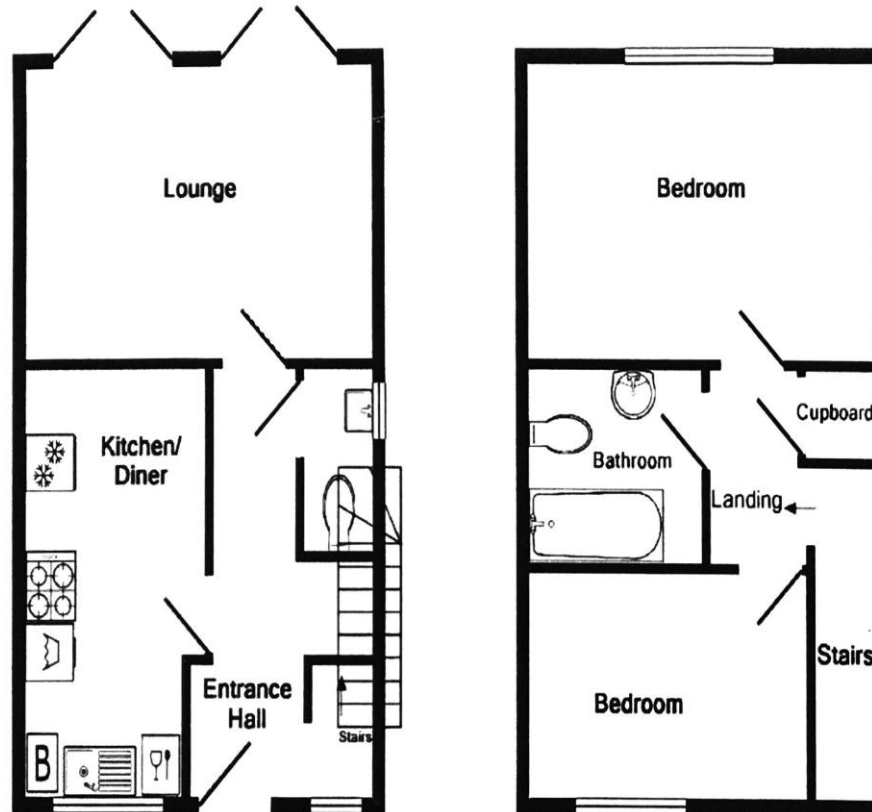
Garden to the rear which wraps to the side. Allocated parking

Agents Note: Some pictures used to advertise this property are historical and therefore may not represent the current condition. Viewing is advised.





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Property brochure

Key Features

- Modern 2 bedroom house
- Large garden
- Builders warranty
- Freehold
- Allocated parking

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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. MAR0022829/2023|207/CDDP



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