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Property brochure



PRICES AVENUE
CLIFTONVILLE
MARGATE
KENT
CT9 2NT

Offers in region of: £580,000

5 Bedrooms

3 Receptions

2 Bathrooms

Off Road Parking

EPC D

Tenure FREEHOLD
Council Tax D



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Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

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The Property

LARGE 5/6 BEDROOM SEMI-DETACHED PERIOD FAMILY HOME IN A SOUGHT AFTER ROAD IN CLIFTONVILLE WITH 90FT REAR GARDEN AND OFF ROAD PARKING. Substantial family home offering flexible and versatile accommodation with period features including high ceiling and coving along with fireplaces. On the first floor there are currently 5 bedrooms with a family bathroom and separate W.C., with potential to add an en-suite or add an additional bathroom in one of the smaller bedrooms. On the ground floor is the nice size lounge with fireplace and high ceiling, and what was previously a dining room currently used as an en-suite bedroom but could easily be converted back. The breakfast room is currently used as a sitting room leading to a fitted kitchen with a conservatory/utility room leading out to the garden. There is a cellar as well as double glazing and central heating. To the front is an off road parking space for one car. The rear garden measures at least 90ft plus the return, being completely enclosed and with side access.

Location

Located in the popular Prices Avenue close to Northdown Road and the thriving area of Cliftonville with its good selection of shops as well as being close to the sea front and Dane Park. The Old Town is ½ a mile away and has many lively bars and restaurants whilst across the main sands is the railway station providing good transport links to London and beyond.

Accommodation

GROUND FLOOR

Porch

Hall

Lounge

17'3" (5.26m) x 14'3" (4.34m) into bay to front

Bedroom 6

12'8" (3.86m) x 8'10" (2.69m) (formally dining room)

En-suite Shower Room

7'5" (2.26m) x 5'1" (1.55m)

Breakfast Room/Sitting Room

15'4" (4.67m) x 11'8" (3.56m)

Kitchen

11'10" (3.61m) x 10'5" (3.18m)

Conservatory/Utility Area

13'3" (4.04m) x 11'4" (3.45m)

Cellar

FIRST FLOOR

Landing

Bedroom 1

17'2" (5.23m) x 9'5" (2.87m) into bay not into built in wardrobes

Bedroom 2

13'3" (4.04m) x 12'8" (3.86m)

Bedroom 3

10'10" (3.30m) x 8'5" (2.57m)

Bedroom 4

11'9" (3.58m) x 8'10" (2.69m)

Bedroom 5

11'0" (3.35m) x 7'7" (2.31m)

Bathroom

8'5" (2.57m) x 5'2" (1.57m)

Separate WC

OUTSIDE

Block paved front garden providing parking for one car. Rear garden approx 90' (27.43m) not into return with patio and lawn areas, shed, side pedestrian access.



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Key Features

- Large period semi detached family home
- 5/6 bedrooms
- 2/3 reception rooms
- 2 bathrooms
- Kitchen
- Conservatory
- 90ft rear garden
- Off road parking space
- Period features

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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. MAR0015785/20240116/DGDP



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