



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



LISTER ROAD  
MARGATE  
KENT  
CT9 4AE

Price: Offers over £350,000

3 Bedrooms

1 Reception

1 Bathroom

Off street parking


EPC C

Tenure FREEHOLD  
Council Tax B



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### The Property

A WELL PRESENTED 3 BEDROOM FAMILY HOME CLOSE TO THE QEQM HOSPITAL WITH AMPLE OFF ROAD PARKING. This good sized home in a great location offers generous accommodation and should be top of your viewing list. Upstairs you will find 3 bedrooms along with a recently fitted tiled shower room whilst on the ground floor there is a large double aspect lounge along with a well appointed kitchen/diner which has granite work surfaces. The property has double glazing and central heating and has off road parking for at least 4 cars. The rear garden is enclosed and low maintenance with artificial lawn a raised seating area with a large full width cabin/home office to the rear of the garden.



### Location

Situated in Lister Road which is well located for local schools as well as the QEQM hospital. There are local shops and parks close by, as well as the sea front and Margate Old Town which has a good selection of bars and restaurants as well as a mainline station.

### Accommodation

Porch	
Entrance Hall	
Lounge	18'8" (5.69m) x 11'10" (3.61m)
Kitchen/Diner	18'8" (5.69m) x 9'0" (2.74m) widening to 12'5" (3.78m)
Landing	
Bedroom 1	11'10" (3.61m) x 10'10" (3.30m) plus built in cupboard
Bedroom 2	10'10" (3.30m) x 9'6" (2.90m) plus built in cupboard
Bedroom 3	8'10" (2.69m) x 7'6" (2.29m)
Shower Room	7'7" (2.31m) x 5'10" (1.78m) not into recess



### OUTSIDE

Front garden with driveway with parking for 4 cars  
Side area  
Rear garden approx 25ft with artificial lawn and raised seating area  
Large full width home office/studio/summer house 21'0" (6.40m) x 7'0" (2.13m) power & light plus further storage area



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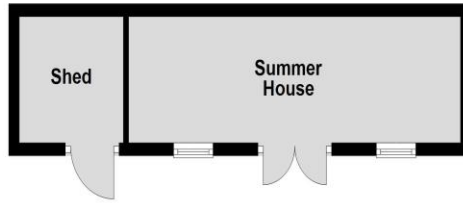
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Ground Floor



First Floor



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### Key Features

- Good sized family home
- 3 bedrooms
- Lounge
- Kitchen/diner
- Shower room
- Off road parking for a number of cars
- Low maintenance garden
- Home office/gym/bar
- Double glazing
- Central heating
- Close to QEQM Hospital

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0023362/20240416/DGDP



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