



Oakwood homes[®]
putting people first

Property brochure



FULHAM AVENUE
MARGATE
KENT
CT9 5NL

Price: £295,000

4 Bedrooms

1 Reception

1 Bathroom

EPC C

Tenure FREEHOLD
Council Tax B



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www.oakwoodhomes.biz

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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



The Property

A LARGE 4 BEDROOM END TERRACE WITH POTENTIAL TO EXTEND SUBJECT TO CONSENTS.....Located in the popular Garlinge area with a park at the end of the road and close to local shops and popular school this home gives a buyer the perfect opportunity to create the perfect family home. There are 4 good sized bedrooms on the first floor whilst on the ground floor you will find a large living room, kitchen/diner and a family bathroom. To the rear there is a 70' (21.34m) garden with potential for off road parking to the rear, and the front garden currently has a drive, however needs the drop kerb which is subject to consent. You could potentially extend into the loft space and to the rear with the necessary permissions. This home is also has central heating. No Chain



Location

Situated in Fulham Avenue and located in the popular area of Garlinge which has a park at the end of the road as well as local shops and well regarded junior school close by. The railway station in Margate is approx 1½ miles away providing good transport links to London and across the other side of the main sands is Old Town which has a great selections of bars and restaurants.

Accommodation

GROUND FLOOR

Hall

Living Room 20'0" (6.10m) x 11'5" (3.48m) not into bay

Kitchen/Diner 14'4" (4.37m) x 12'3" (3.73m)

Bathroom 8'6" (2.59m) x 5'1" (1.55m)

FIRST FLOOR

Landing

Bedroom 1 14'4" (4.37m) x 11'3" (3.43m)

Bedroom 2 12'3" (3.73m) x 10'0" (3.05m)

Bedroom 3 10'1" (3.07m) x 8'0" (2.44m)

Bedroom 4 10'4" (3.15m) x 6'5" (1.96m)

OUTSIDE

Front garden laid lawn with driveway (no dropped kerb but could be added subject to consents). The rear garden is approx 70' (21.34m), laid to lawn - potential for off road parking to rear. On street parking is available in the road





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Key Features

- End terrace
- 4 bedrooms
- Living room
- Kitchen/diner
- Family bathroom
- 70ft rear garden
- Potential off road parking subject to consents
- Potential to extend
- 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. MAR0023540/240605DGCW

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