



GUILDCREST ESTATES



45 Orchard Road, Margate CT9 5JS



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**Offers in excess of £440,000**

This delightful semi-detached house offers a perfect blend of comfort and modern living, making it an ideal family home. With four spacious bedrooms, this property is designed to accommodate the needs of a growing family.

The heart of the home is the open-plan lounge with log burner and dining area, seamlessly connected to a contemporary kitchen and breakfast room. This layout not only enhances the flow of the living space but also creates a warm and welcoming atmosphere for family gatherings and social occasions. Additionally the property benefits from the convenience of a downstairs shower room/utility room complements the further bathroom located on the first floor, ensuring that busy mornings run smoothly.

The property boasts a lovely garden, complete with a charming summer house, perfect for enjoying the outdoors during the warmer months. The garden offers a tranquil retreat for both children and adults alike, providing a wonderful space for play and relaxation.

Parking is a breeze with space for two vehicles, a valuable feature in this sought-after area. The house is also conveniently located close to the sea front, allowing residents to enjoy the beautiful coastal scenery and the vibrant local community.







This older property, enhanced by a double-storey extension, solar panels and combines character with modern amenities, making it a truly appealing choice for those seeking a family home in Margate. Don't miss the opportunity to make this lovely house your new home.



Conveniently located close to local schools, this home is ideal for families seeking a nurturing environment for their children. With its blend of modern amenities and practical features, this property on Orchard road is a wonderful place to call home. Don't miss the chance to view this delightful residence and envision your future in this lovely Margate neighbourhood.

Council Tax Band C

Freehold

Mains water, sewer, electricity and gas with gas central heating

Fixed wireless broadband







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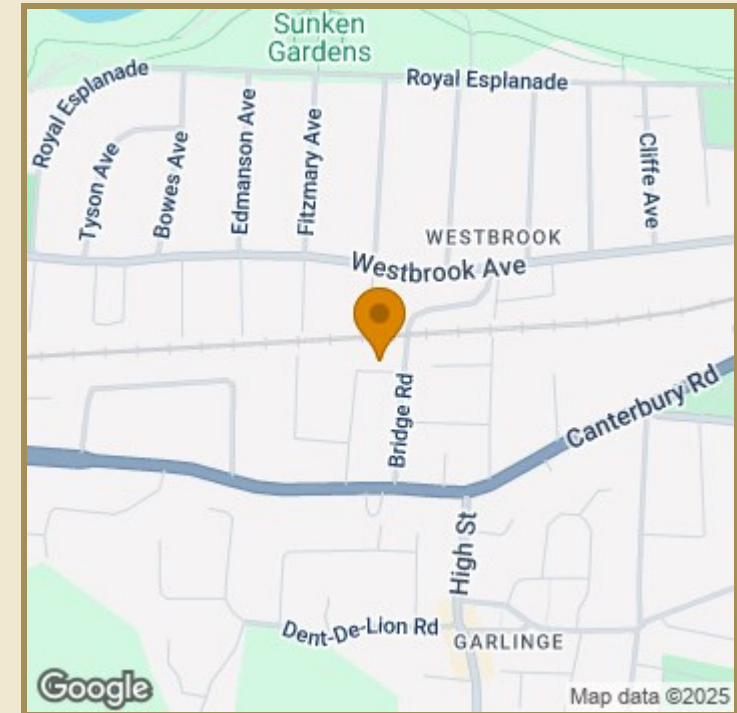
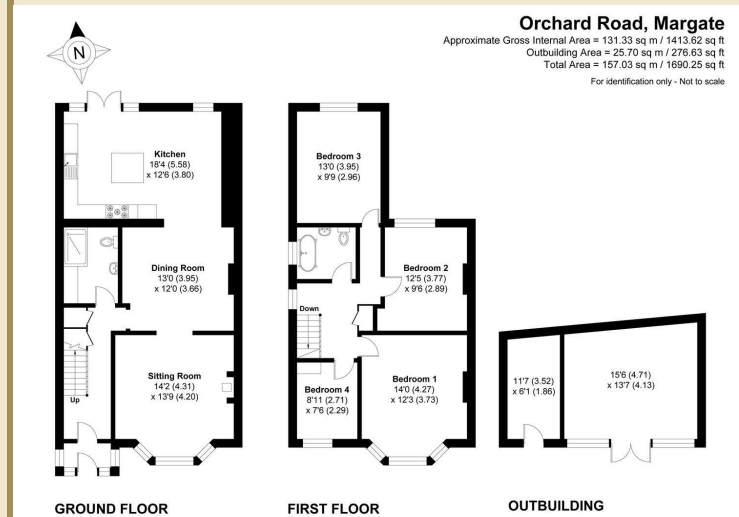
## Key Features

- Extended family home
- 4 good size bedrooms
- Open plan living accommodation
- Modern and great size kitchen/breakfast room
- Downstairs Shower/utility room and further bathroom
- Nice size garden with summer house
- Close to local beach
- Council Tax band C

## Important Information

Freehold  
House - Semi-Detached  
1413.00 sq ft  
Council Tax Band C  
EPC Rating C

£440,000



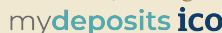
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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