



Price
£700,000

Freehold

4x  3x  2x 

**George V Avenue,
Margate, Kent, CT9**

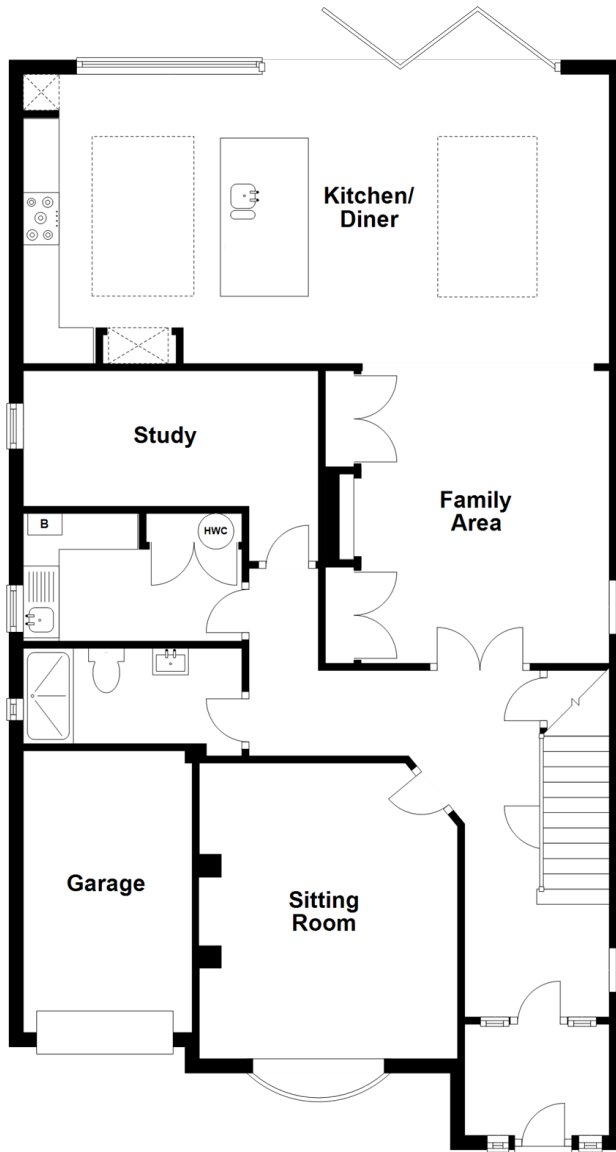


Video Tour available

Wards
Helping you move forwards

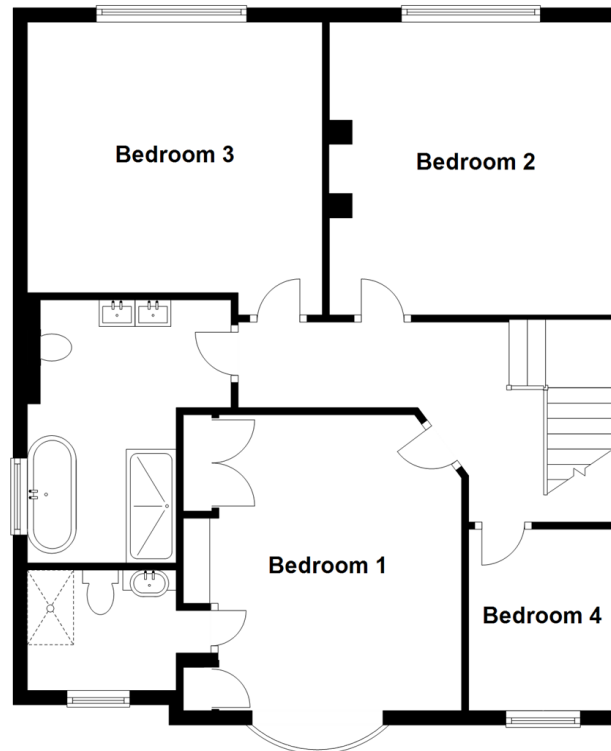
Ground Floor

Approx. 114.2 sq. metres (1228.8 sq. feet)



First Floor

Approx. 78.4 sq. metres (843.5 sq. feet)



Accommodation

GROUND FLOOR

Porch

Hallway

Sitting Room : 16'6 x 11'10 (5.03m x 3.61m)

Shower Room : 10'0 x 4'9 (3.05m x 1.45m)

Utility Room

Study: 13'7 x 6'0 (4.14m x 1.83m)

Family Area: 13'6 x 13'0 (4.12m x 3.97m)

Kitchen/Diner: 27'4 x 13'0 (8.34m x 3.97m)

FIRST FLOOR

Landing

Bedroom 1: 15'10 x 11'10 (4.83m x 3.61m)

En-Suite shower Room : 6'9 x 5'2 (2.06m x 1.58m)

Bathroom : 12'0 x 8'8 (3.66m x 2.64m)

Bedroom 2: 13'8 x 13'4 (4.17m x 4.07m)

Bedroom 3: 12'11 x 12'10 (3.94m x 3.91m)

Bedroom 4: 8'4 x 6'7 (2.54m x 2.01m)

OUTSIDE

Front Garden

Off Road Parking

Garage

Rear Garden



Main features

- Wow contemporary meets traditional and will blow your socks off!
- Increase your kitchen/diner even further by opening the bi-folds
- Work from home? Sorted!
- Enjoy hours of pampering in the bathroom
- For the rest family another two shower rooms beckon



Nearest Schools

Primary Schools: Garlinge Primary and Nursery 0.4 miles, St Gregory's Catholic Primary, Margate 1.0 miles, St Saviour's C of E Junior School 1.3 miles
Secondary Schools: Hartsdown Technology College 0.5 miles, Ursuline College 1.6 miles, King Ethelbert School



Transport Information

Train Stations: Margate 1.0 miles, Westgate-on-Sea 1.2 miles, Birchington-On-Sea 2.8 miles



Address

George V Avenue, Margate, Kent, CT9



Directions

For directions to this property please contact us.



Wards
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Call Cliftonville Branch 01843 227447 ■ wardsofkent.co.uk



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

EPC RATING	CURRENT:	POTENTIAL:

15108749/20231201/NF/NF