



**Guide Price**  
**£425,000**

**Freehold**

3x  1x  1x 

**Gloucester Avenue,  
Cliftonville, Margate,  
Kent, CT9**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Popular Avenues location and walking distance to the sea
- No onward chain
- Amazing well established sunny rear garden
- Conservatory to sit and relax
- Solar panels to keep the bills down
- Garage and off road parking

## Accommodation

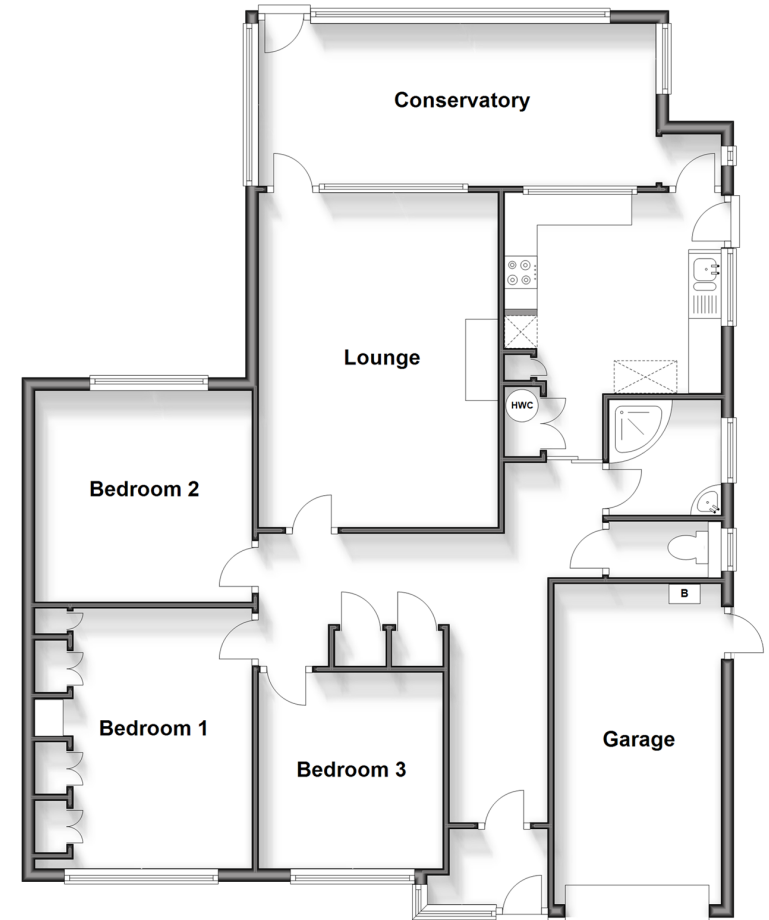
### GROUND FLOOR

- Entrance Porch
- Hallway
- Separate Toilet
- Shower Room : 5'9 x 5'8 (1.75m x 1.73m)
- Kitchen: 11'0 x 10'0 (3.36m x 3.05m)
- Lounge: 16'10 x 12'1 (5.13m x 3.69m)
- Conservatory: 20'2 x 8'1 (6.15m x 2.47m)
- Bedroom 1: 12'2 x 9'3 (3.71m x 2.82m)
- Bedroom 2: 10'11 x 10'7 (3.33m x 3.23m)
- Bedroom 3: 9'10 x 9'3 (3.00m x 2.82m)

### OUTSIDE

- Front Garden
- Off Road Parking
- Garage
- Rear Garden

**Ground Floor**  
Approx. 118.6 sq. metres (1276.4 sq. feet)



**Call Cliftonville - 01843 227447 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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