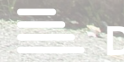




Fitzroy Avenue, Margate
Offers In The Region Of £240,000



Fitzroy Avenue, Margate

Step into your next property, with NO ONWARD CHAIN!

Are you on the hunt for your very first nest? Mulling over your next move on the property chessboard or toying with the idea of diving into Buy-To-Let waters? Give TMS a call today to view this gem in Margate.

Step inside to an entrance hall that leads you straight into a spacious lounge/dining combo, perfect for creating cosy family moments. Slide into the back to discover a modern, spacious kitchen overlooking the garden, your haven for culinary adventures.

Upstairs, you'll find two roomy doubles and a charming nursery/office at the rear, plus a spanking new shower room to seal the deal on your living space.

Outside, there are low-maintenance gardens front and back, ideal for those with bustling lives or a slight aversion to gardening, yet with space to bask in the glow of the approaching sunshine!

In terms of investments, we would expect to achieve a rental figure of £1250 per month, making it an incredible 6% yield. With potential tenants lined up for a property like this, our lettings team would have no trouble filling the tenancy.

Margate has been the talk of the town lately, and with good reason! Fitzroy Avenue is in a top-notch school catchment area. Tesco's just a 15-minute stroll away, with plenty of local treasures in tow. And don't fret about getting around – the Thanet Loop is a mere hop, skip, and a jump, whisking you throughout Margate, Broadstairs, and Ramsgate with ease.

We can't wait to give you the tour and to make things even easier, we're available 7 days a week! Call TMS Estate Agents today to get your viewing booked.





Lounge
13'1" x 13'1" (4.00 x 4.00)

Dining Room
11'10" x 9'10" (3.63 x 3.02)

Kitchen
8'3" x 13'11" (2.52 x 4.25)

FIRST FLOOR



Main Bedroom
15'10" x 13'8" (4.85 x 4.18)

Bedroom Two
11'10" x 9'10" (3.63 x 3.02)

Bedroom Three
8'3" x 6'4" (2.52 x 1.94)

Shower Room
6'5" x 4'7" (1.97 x 1.40)

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Floor Plan



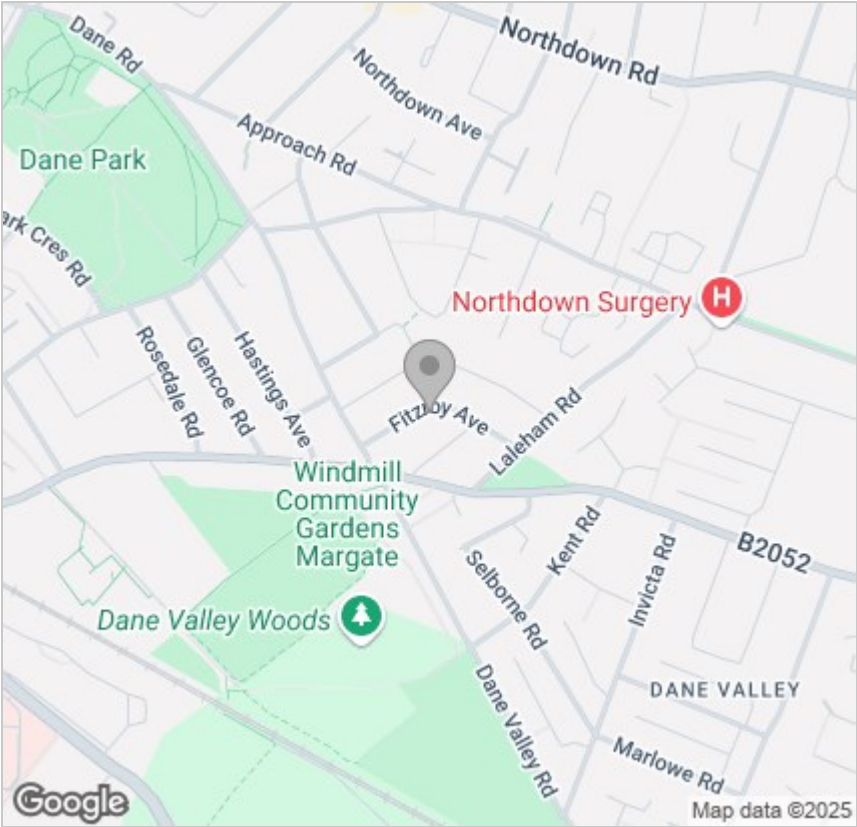
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

