



Marlborough Road, Margate, CT9 5SU
Offers In The Region Of £250,000



Are you a first-time buyer eager to step onto the property ladder? Perhaps you're considering a savvy investment in a buy-to-let property? Or maybe you're looking to downsize and embrace a more streamlined lifestyle?

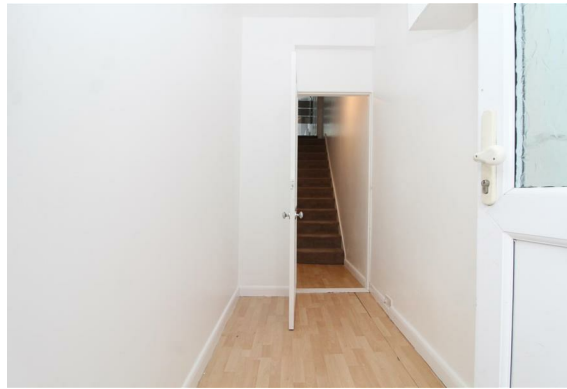
TMS Estate Agents have the perfect property for you! We are thrilled to invite you to a viewing of this charming two-bedroom terraced house in Margate. As you enter, you'll be greeted by a spacious porch and entrance hall, leading into a cosy lounge featuring a stunning fireplace. The dining room, with its elegant folding doors, opens into a seamlessly connected open-plan living space. The stylish, modern kitchen at the rear has been recently fitted, and completing the downstairs is a versatile room ideal for a home office. The kitchen opens out to an "L"-shaped, low-maintenance garden – perfect for relaxing or entertaining.

The upstairs is thoughtfully designed over two levels. The newly fitted bathroom, located just off the landing, boasts a large walk-in shower, a bath, a basin, and a toilet, all presented with a touch of luxury. Two generously sized double bedrooms complete the upstairs, offering comfort and tranquillity.

If you're eyeing this property as a rental investment, our award-winning lettings team anticipates a rental income of £1,100 per month, making it a lucrative opportunity.

Nestled in the vibrant heart of Margate, Marlborough Road provides unparalleled access to the best this seaside town has to offer. Just a 15-minute stroll from the breath-taking Margate Main Sands, you can relish golden beaches whenever you desire. The iconic Margate Harbour Arm and Turner Contemporary gallery are nearby, serving as cultural and artistic hubs right on your doorstep. The recently rejuvenated Dreamland amusement park, along with an array of trendy boutiques and vintage shops, gives Margate its unique and eclectic vibe.

Don't miss out – give TMS a call today to arrange your viewing. We're available 7 days a week to help you find your dream home!





GROUND FLOOR

PORCH

ENTRANCE HALL

LOUNGE

14'8" x 12'11" (4.48 x 3.94)

DINING ROOM

9'10" x 8'9" (3.02 x 2.69)

KITCHEN

8'11" x 12'8" (2.74 x 3.87)

OFFICE

8'1" x 11'9" (2.47 x 3.60)

FIRST FLOOR

BEDROOM ONE

14'8" x 8'9" (4.48 x 2.69)

BEDROOM TWO

9'4" x 12'11" (2.85 x 3.94)

BATHROOM

8'1" x 12'8" (2.47 x 3.87)



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

