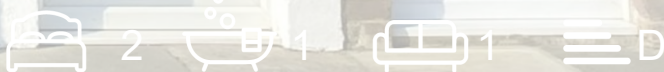




**Nash Court Gardens, Margate.**  
**Offers Over £200,000**









Offers Over £200,000

Nestled in the charming Nash Court Gardens of Margate, this delightful terraced house presents an excellent opportunity for first-time buyers and savvy investors alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. With two generously sized double bedrooms, it offers comfortable living for individuals or small families.

The well-appointed bathroom ensures convenience, while the layout of the home promotes a warm and inviting atmosphere. Its prime location near the Queen Elizabeth Queen Mother Hospital makes it particularly appealing for healthcare professionals or those seeking proximity to essential services.

Families will appreciate the property's position within the catchment area for both junior and senior schools, making it an ideal choice for those with children. Additionally, the potential for rental income is significant, given the area's desirability and the home's features.

This property is not just a house; it is a wonderful opportunity to create a home in a vibrant community. Whether you are looking to settle down or invest, this terraced house in Margate is a must-see.



Lounge 15'1" x 13'0" (4.62 x 3.97)

Kitchen/Diner 11'1" x 9'11" (3.39 x 3.04)

Bathroom 7'6" x 8'4" (2.31 x 2.56)

#### FIRST FLOOR

Main Bedroom 11'1" x 9'11" (3.39 x 3.04)

Bedroom Two 11'1" x 9'11" (3.38 x 3.04)

Dressing Room/Office

#### Identification Checks

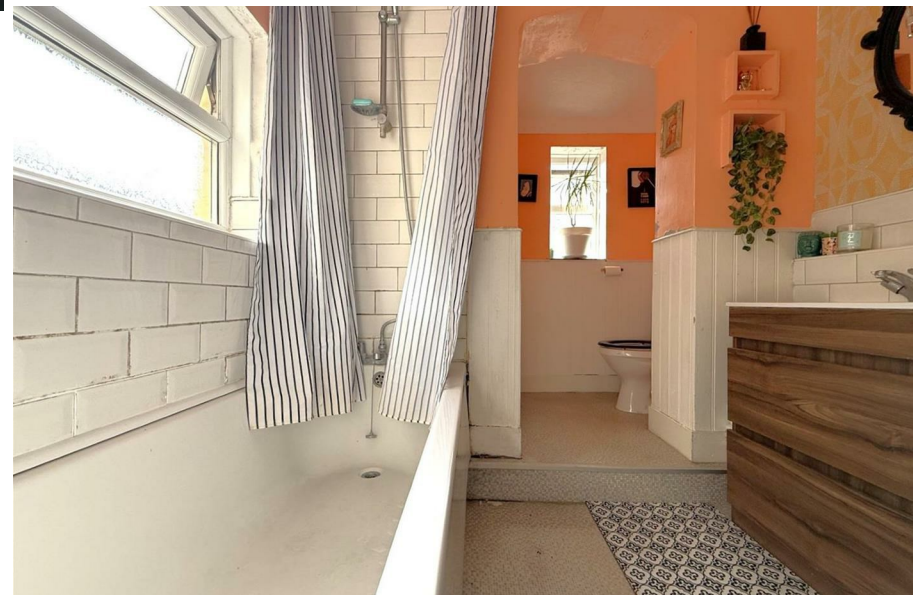
Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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.







- PERFECT FIRST TIME BUYER HOME
- FAMILY SIZED KITCHEN
- LOW MAINTANEECE REAR GARDEN
- MARGATE HIGH SPEED TRAIN STATION 1.3 MILES AWAY
- CLOSE TO QEQM HOSPITAL
- TWO DOUBLE BEDROOMS
- GROUND FLOOR BATHROOM
- LOCAL BUS SERVICES & AMENITES NEARBY
- CATCHMENT AREA FOR JUNIOR AND SENIOR SCHOOLS
- COUNCIL TAX BAND B









Floor Plans



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

