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ESTATE AGENTS



6 Springfield Road

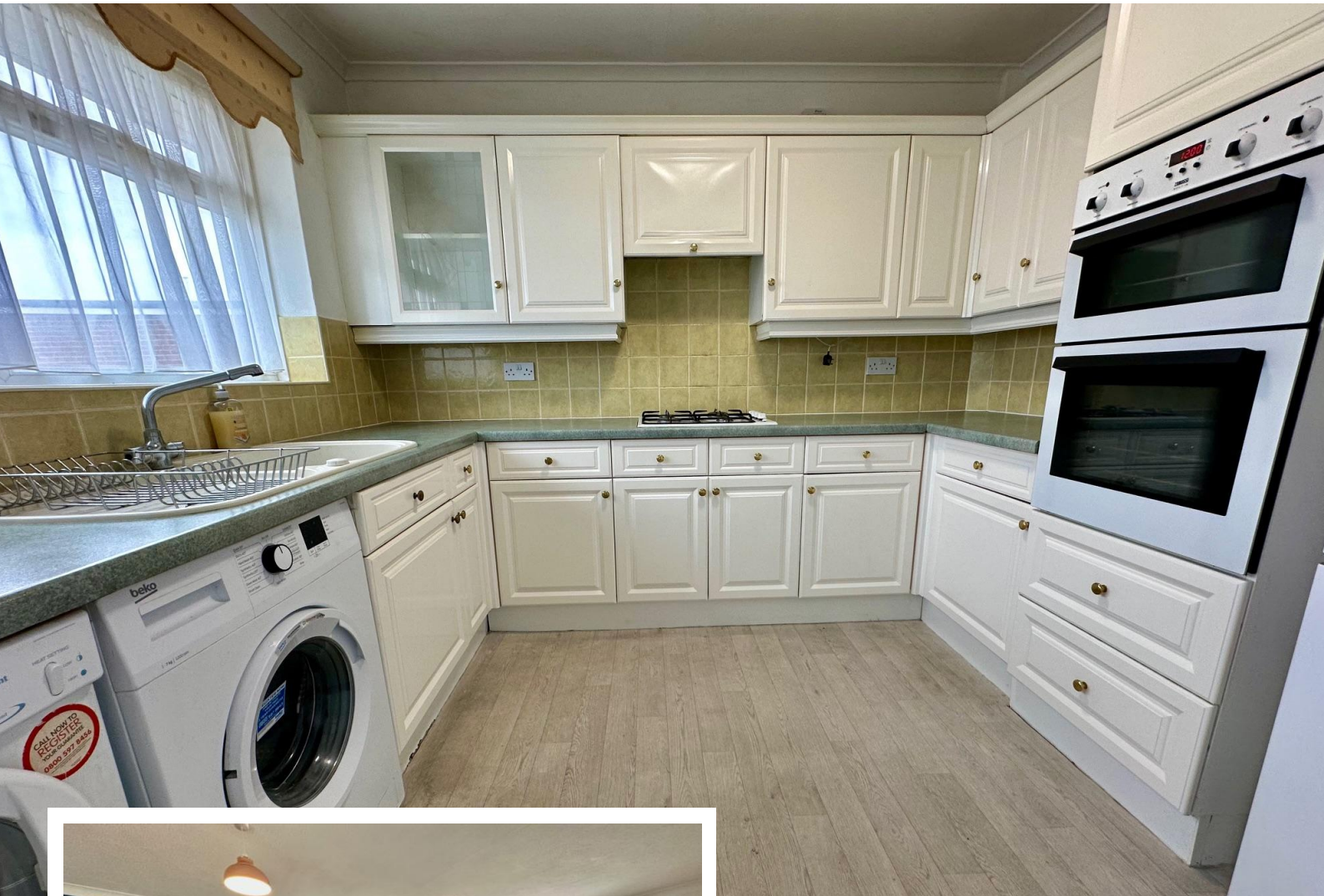
Cliftonville, Margate, CT9 3EA

- Super Semi-Detached Bungalow
- Two Double Bedrooms
- Gas Central Heating & Double Glazing
- Garage and Parking
- Low Maintenance Gardens
- Chain Free, Conservatory
- Sea Views From the Front Garden
- Viewing Advised

£295,000

EPC Rating '70'





Property Description

THE PROPERTY

Set in the desirable Palm Bay area, this charming two-bedroom semi-detached bungalow offers an exceptional opportunity for coastal living. Comprising of entrance porch, sitting room that opens onto the conservatory or sunroom, well planned kitchen, two double bedrooms and a shower room WC. There are sea views from the front garden, providing a beautiful backdrop to everyday life. Parking is a breeze with a garage and driveway. To the rear, a low maintenance paved garden set privately within fenced perimeters. The property is available chain free and boasts gas central heating and double glazing.

ENTRANCE PORCH

Double glazed entrance door with double glazed panel opens into entrance porch, panel glazed door to:-

ENTRANCE HALLWAY

7' 6" x 6' 4" (2.29m x 1.93m) Coved ceiling, double radiator, door to storage cupboard also houses the electric fuse board and meter, doors to:-



SITTING ROOM

18' 4" x 14' 3" (5.59m x 4.34m) Coved ceiling, double glazed sliding patio doors to sun lounge, attractive tiled fire surround, TV point, telephone point, radiator, doors to:-

SUN LOUNGE/ CONSERVATORY

13' 7" x 7' 0" (4.14m x 2.13m) Set beneath polycarbonate roof, double glazed units on a brick base, double glazed door to garden, power points and wall light points.

KITCHEN

9' 10" x 8' 10" (3m x 2.69m) Measurements include a well planned range of fitted base units, space for washing machine, small tumble dryer and fridge freezer, fitted double electric fan oven space for fridge freezer, work surface over inset with a sink drainer and mixer tap, four burner gas hob, attractive tiled splashback, range of coordinating wall units over with an integrated filter hood, double glaze window to front



INNER LOBBY

Internal hallway, door to cupboard which houses Worcester wall mounted gas boiler for central heating and domestic hot water and provide storage shelving, access to loft, coved ceiling, doors to:-



BEDROOM

11' 10" x 9' 4" (3.61m x 2.84m) Measurements include depth of double wardrobe with hanging rail and storage shelf, coved ceiling, double glazed window to front, double radiator.

BEDROOM

8' 9" x 8' 11" (2.67m x 2.72m) Plus depth of double wardrobe with hanging rail and storage shelf, coved ceiling, double glazed window, double radiator, TV point.



SHOWER ROOM WC

Suite comprises of low-level WC, pedestal wash basin, and corner glazed shower enclosure which houses a wall mounted electric shower unit, high level double glazed window, radiator, attractive tiling.

REAR GARDEN

Rear garden is laid neatly to paved patio with mature planted borders, small timber shed, outside tap, side gate for pedestrian access to the front.

FRONT GARDEN

Laid to lawn and paved driveway, access to the garage, se views.



GARAGE

Up and over door.

MEASUREMENTS

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error. 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. The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

ANTI MONEY LAUNDERING

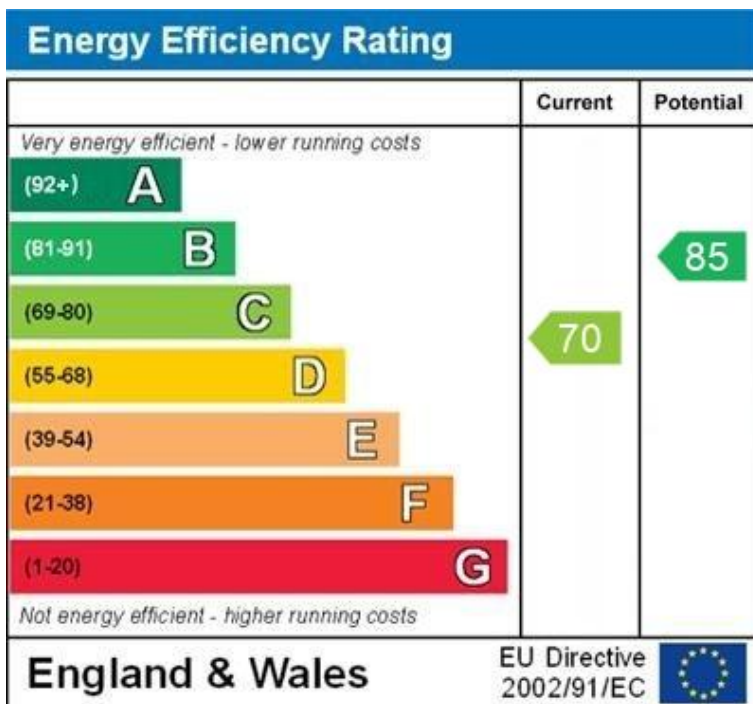
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COUNCIL TAX

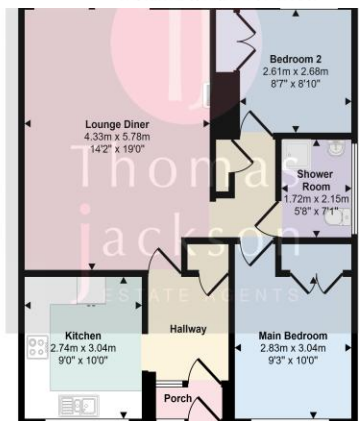
Local Authority Thanet District Council

Council Tax Band C

Council Tax Cost (PA) £2,084.66



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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

