



26 Laleham Road, Margate
£350,000



26 Laleham Road

Margate, Margate

Tenure: Freehold

- Good Condition Throughout
- Semi-Detached
- Great Location
- Enclosed Garden
- Close To Local Amenities
- Three Bedrooms
- Off Street Parking





External

Front Room

Dimensions: 4.27m x 3.35m (14'37 x 11'93).

Bathroom

Dimensions: 2.13m x 1.52m (7'89 x 5'44).

Rear Garden

Bedroom Three

Dimensions: 3.35m x 2.44m (11'50 x 8'88).

W/C

Dimensions: 1.52m x 0.61m (5'22 x 2'57).

Kitchen

Dimensions: 3.35m x 3.05m (11'80 x 10'41).

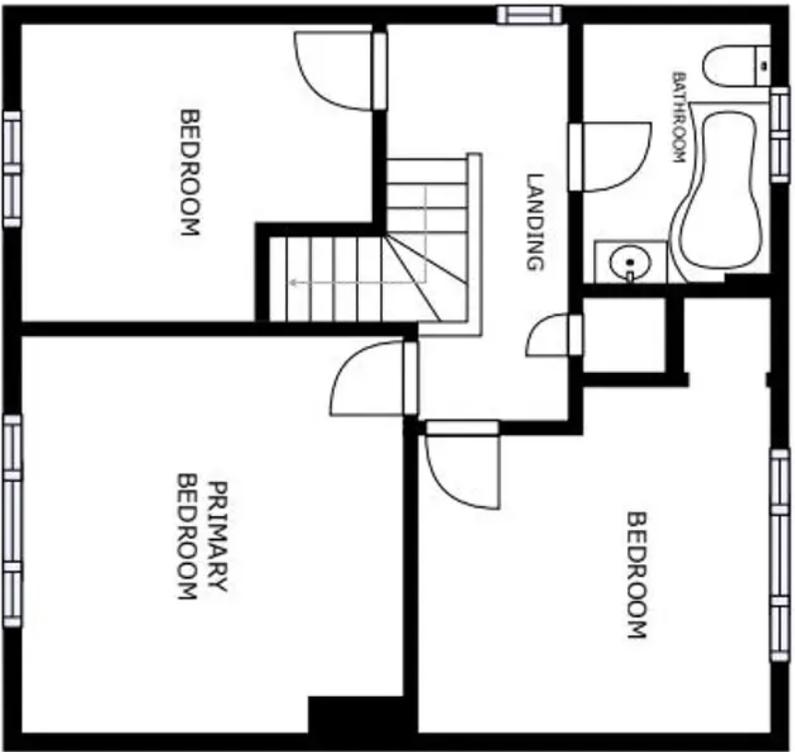
Bedroom Two

Dimensions: 3.05m x 3.05m (10'71 x 10'57).

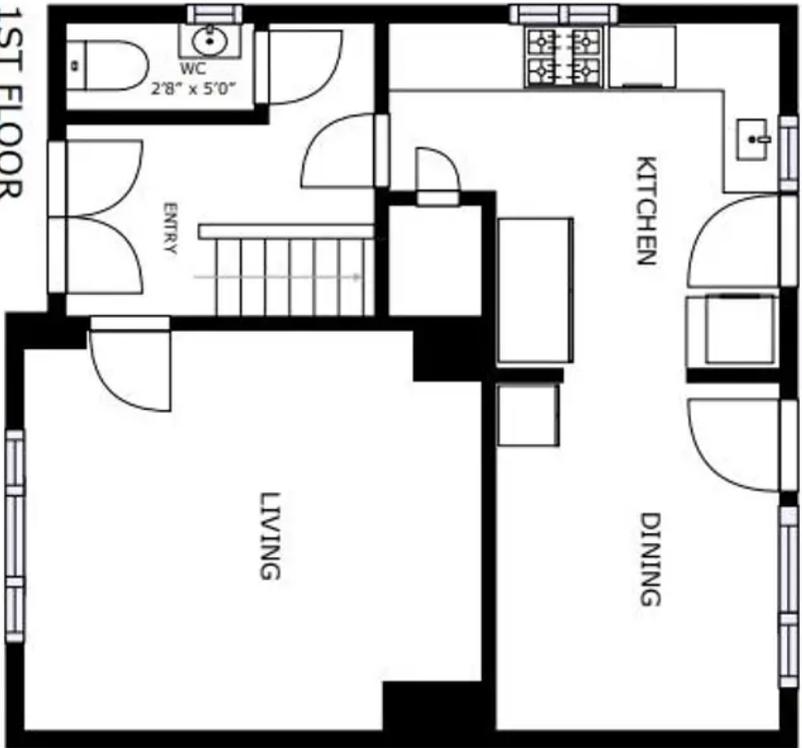
Bedroom One

Dimensions: 3.66m x 3.71m (12'39 x 12'02).





2ND FLOOR



1ST FLOOR

GROSS INTERNAL AREA
 1ST FLOOR: 480 sq. ft. 2ND FLOOR: 470 sq. ft.
 REDUCED HEADROOM BELOW
 2.04 M: 21 sq. ft. TOTAL: 950 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure