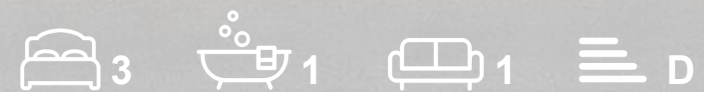




Victoria Avenue  
, Margate, CT9 2UE

**£250,000**





**CHAIN FREE ~ 3 BEDROOM FAMILY HOME OR RENTAL INVESTMENT**

Situated on the popular Victoria Avenue in Margate, this spacious three-bedroom terraced home presents an excellent opportunity for buyers looking to create their ideal home. Requiring some modernisation throughout, the property offers generous accommodation, a practical layout, and plenty of scope to add value.

The bright and spacious living room benefits from a large bay window to the front, filling the room with natural light, the separate dining room enjoys views over the garden and patio doors leading directly outside, creating an ideal space for family meals and entertaining.

The fitted kitchen is almost 15' long and is equipped with a range of wall and base units, an integrated oven, space for a fridge freezer and plumbing for a washing machine, again with direct access to the garden.

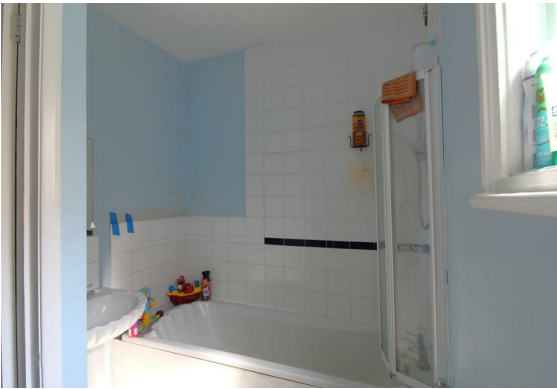
The rear garden has been designed for easy maintenance, offering a private outdoor space that can be enjoyed with minimal upkeep.

To the first floor the property comprises two generous double bedrooms, a comfortable single bedroom, and a family bathroom fitted with a matching three-piece suite.

Offering excellent potential and situated within easy reach of local amenities, schools and transport links, this property would make an ideal purchase for first-time buyers, growing families, or investors seeking a rewarding refurbishment project.

Currently rented but offered with full vacant possession the property would achieve £1250pcm

Early viewing is highly recommended to appreciate the potential on offer.







## GROUND FLOOR

### ENTRANCE HALL

### LOUNGE

13'8" x 11'5" (4.17 x 3.49)

### DINING ROOM

11'2" x 9'10" (3.41 x 3.02)

### KITCHEN

14'10" x 8'7" (4.54 x 2.62)

## FIRST FLOOR

### LANDING

### BEDROOM

14'8" x 10'9" (4.49 x 3.28)

### BEDROOM

10'11" x 10'6" (3.33 x 3.21)

### BEDROOM

8'11" x 7'2" (2.72 x 2.19)

### BATHROOM

7'8" x 5'10" (2.36 x 1.79)

## EXTERNAL

### REAR GARDEN

### AGENTS NOTE 1

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.

### AGENTS NOTE 2

Please note that some images have been digitally enhanced using AI-assisted editing to improve lighting, clarity and presentation. These enhancements do not alter the property's size, layout, fixtures, fittings or condition.



Floor Plan



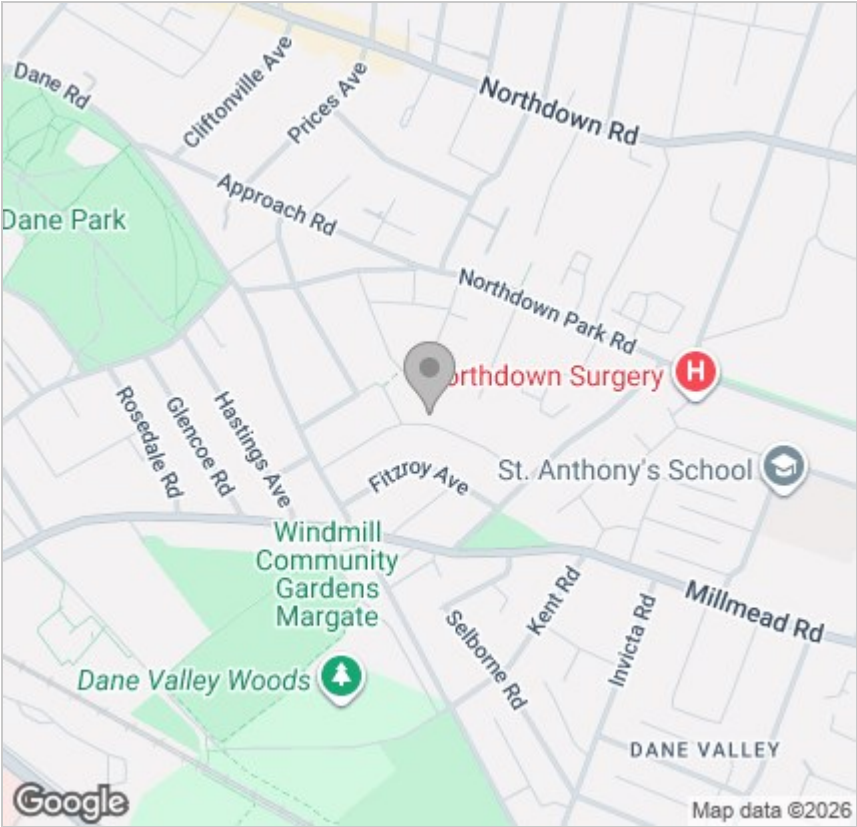
Viewing

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.

**Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ**  
**t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com**

Area Map



Energy Efficiency Graph

