



PCM

£1,300

3 x 

1 x 

1 x 

**Marlborough Road,
Margate, CT9 5SU**

Lovetts are delighted to present this well-proportioned three-bedroom terraced house, ideally situated on Marlborough Road, Margate.

The ground floor offers a spacious living room and dining area, creating an excellent space. To the rear, the fitted kitchen features a range of wall and base units and provides direct access to the enclosed rear garden, complete with a decked seating area and a storage shed.

Upstairs, the property comprises three bedrooms, including a generous front-facing double bedroom, a second double bedroom, and a third bedroom which would be ideal as a child's bedroom, nursery or home office. The family bathroom is fitted with a modern three-piece suite.

Conveniently located close to local amenities, schools and transport links, this property is available immediately.

To arrange a viewing, contact Lovetts on 01843 230 960.







- EPC Rating - C
- Available Now
- 0.8 Miles To Train Station
- Semi-Detached House
- Garden to Rear
- Close To Local Amenities
- Ideal Family Home
- Good Transport Links







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

