

# KE



65 Millmead Road, Margate, CT9 3QJ

£219,995

- CHAIN FREE SALE
- Rear Access With Communal Car Park
- Brick Built Conservatory
- Two Double Bedrooms With Built In Furniture
- Well Maintained Sunny Rear Garden
- Double Glazed Throughout

# 65 Millmead Road, Margate CT9 3QJ

Chain Free sale of a wonderful property located in great, elevated position with views of the windmill and convenient road links to any local amenity you would need.

The house is within strolling distance of some lovely parks, Palm Bay and the vibrant Margate seafront, known for its sandy beaches and artistic community.

This property is not just a house; it is a chance to create a home tailored to your tastes and lifestyle. Whilst it is well maintained, there is potential for modernisation, you can transform this space into a really great family residence.

Whether you are looking to take your first step onto the property ladder or seeking a project to invest in, this terrace house on Millmead Road has been priced realistically and our sellers are interested in serious buyers who wish to move quickly.



Council Tax Band: B



## **GROUND FLOOR**

### **Lounge**

14' x 15'7

### **Dining Room**

6'4 x 8'5

### **Kitchen**

10'6 x 6'10

### **Conservatory**

13' x 8

## **FIRST FLOOR**

### **Bedroom 1**

12'4 x 9'5

### **Bedroom 2**

9'5 x 13

### **Shower Room**

5'3 x 8'

### **WC**

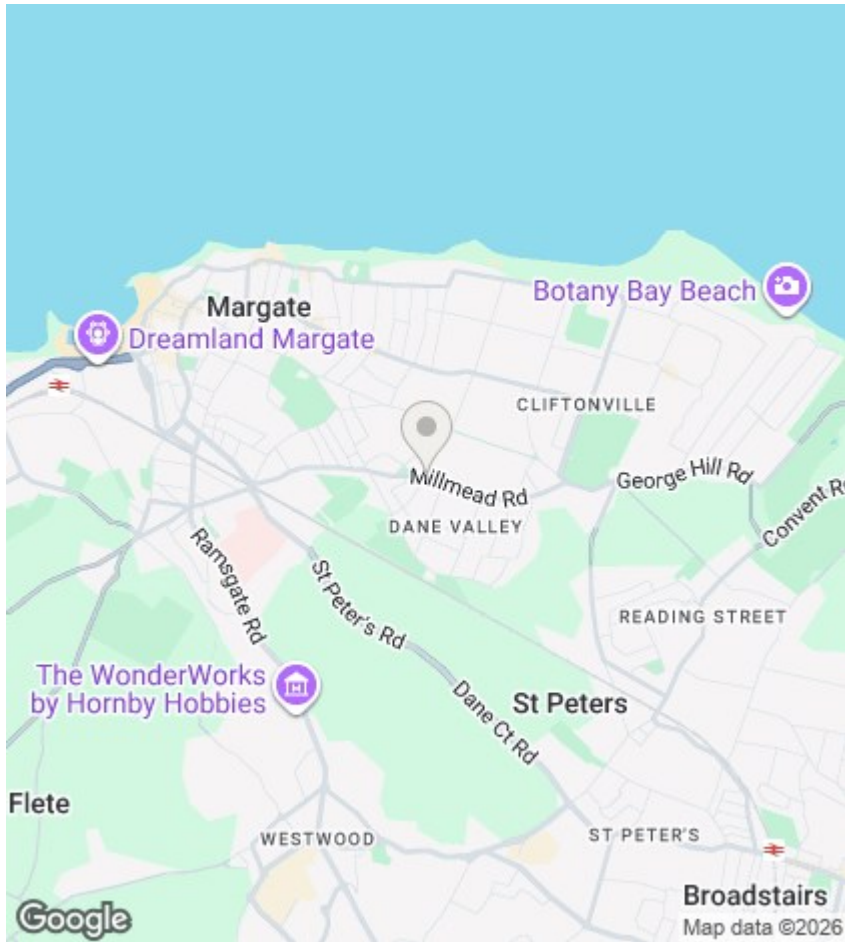
## **OUTSIDE**

### **Front Garden**

### **Rear Garden**

## **COUNCIL TAX BAND B**

NB: At the time of advertising these draft particulars are awaiting approval from our sellers.



# Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

# EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            | 70                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

