



All enquiries Ref: James Paterson



- Freehold two floor semi-detached house requiring modernisation
- Full vacant possession

Location:

The property is situated on Addiscombe Gardens which is located off St Peter's Road via Addiscombe Road. Public transport links include Margate Mainline Rail Station together with a network of local bus services serving the surrounding vicinity. Road links include the A28 and A299. Shopping amenities can be found locally within Margate town centre, with an extensive range of shops, bars and restaurants being found in Margate Old Town and the seafront. Recreational pursuits can be found locally at the open spaces of Dane Park and Margate Beach/Clifftop promenades.

Description:

Freehold semi-detached house arranged over ground and first floors requiring modernisation.

Accommodation:

First floor: Three bedrooms, bathroom/WC
 Ground floor: Two reception rooms, kitchen, entrance hallway
 Outside: Front and rear gardens
 Gross Internal Area GIA: Approximately 86 sq m (926 sq ft)

EPC rating: D

Council Tax Band: B

Potential:

The property may be suitable for extensions or loft conversion to provide additional accommodation subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

