



Proudly Presents  
30 WALPOLE ROAD, MARGATE







#### **Entrance Porch**

Double glazed entrance door, cupboard housing electric fuse board and meter, panel glazed door to:-

#### **Reception Room**

22' 9" x 13' 9" (6.93m x 4.19m)

Measurements into bay and including staircase to first floor, coved ceiling inset with LED down lighters, double glazed bay window to the front double glazed bay window to the rear, five double radiators, door to under stair storage cupboard, TV point, cast iron fireplace, laminate flooring, door to:-

#### **Kitchen**

11' 11" x 8' 3" (3.63m x 2.52m)

Measurements include a range of fitted base units with a fitted electric fan oven, space for washing machine, dishwasher and fridge freezer, breakfast bar area, Work surface over in set with stainless steel sink and mixed tap plus a four burner gas hob. Ceramic tile splashback, Range of fitted matching wall units over, stainless steel style chimney filter hood, wall mounted gas boiler for central heating and domestic hot water, two double glazed windows, double glazed door opens to rear garden, radiator.



#### **Stairs to Landing**

Access to loft space, doors opening to:-



**Bedroom One**

13' 10" x 10' 3" (4.22m x 3.12m)

Coved ceiling, double glazed window to the front, radiator.

**Bedroom Two**

11' 11" x 8' 1" (3.63m x 2.46m)

Double glazed window to rear, radiator, door to built in storage cupboard.

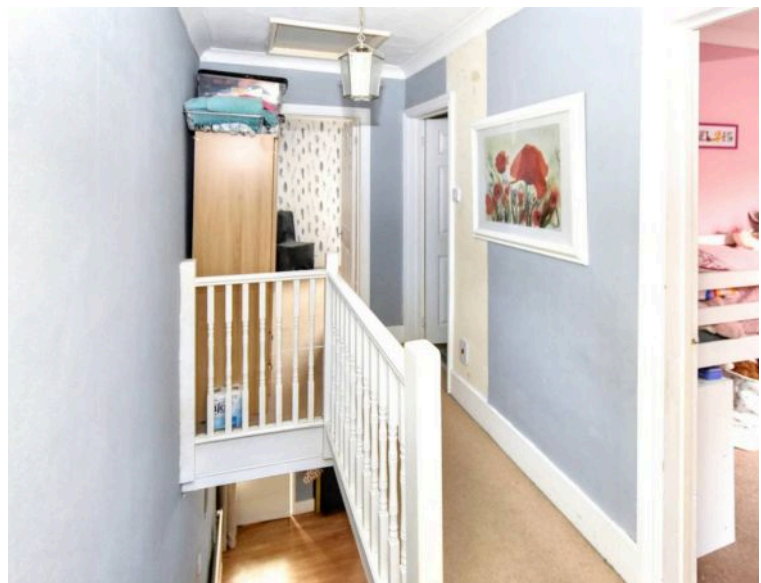
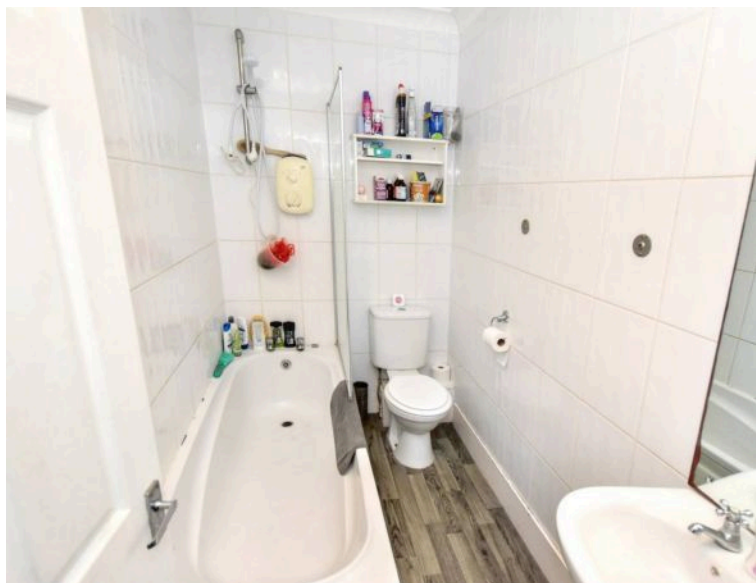
**Bedroom Three**

8' 0" x 5' 11" (2.44m x 1.80m)

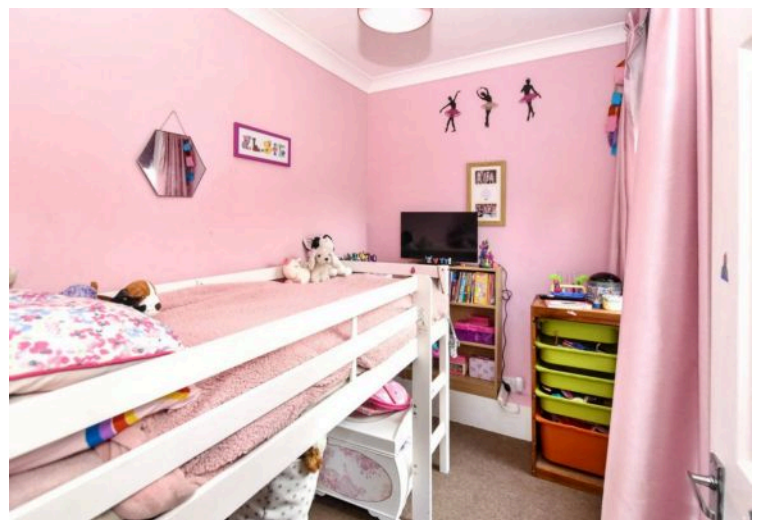
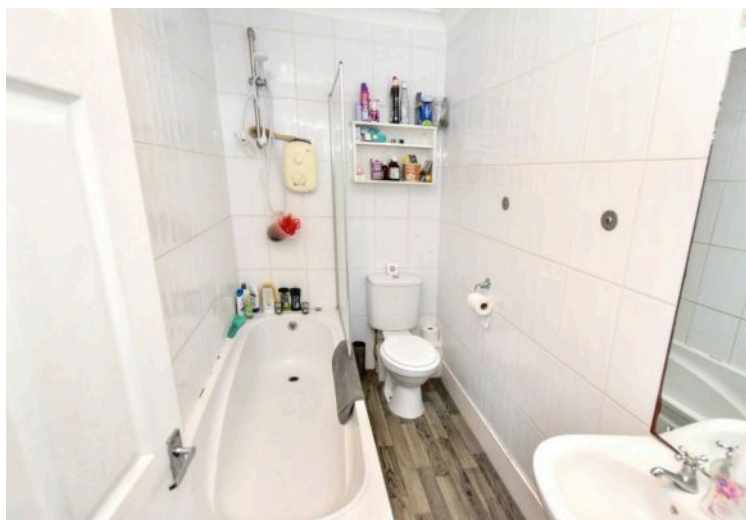
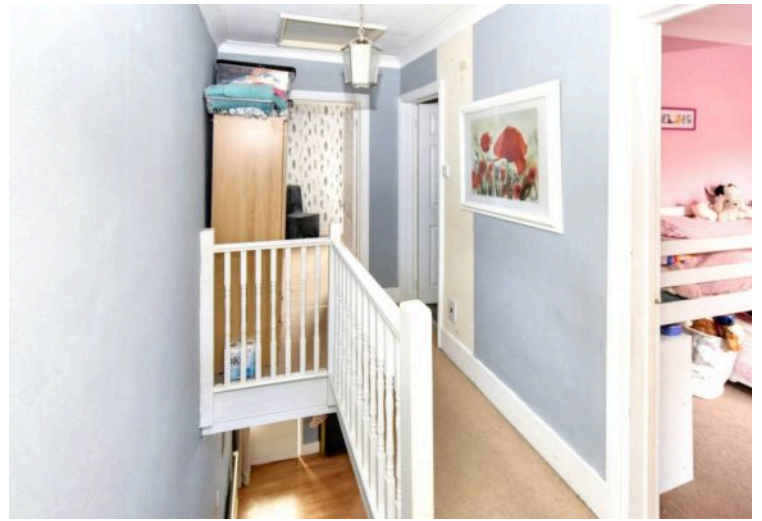
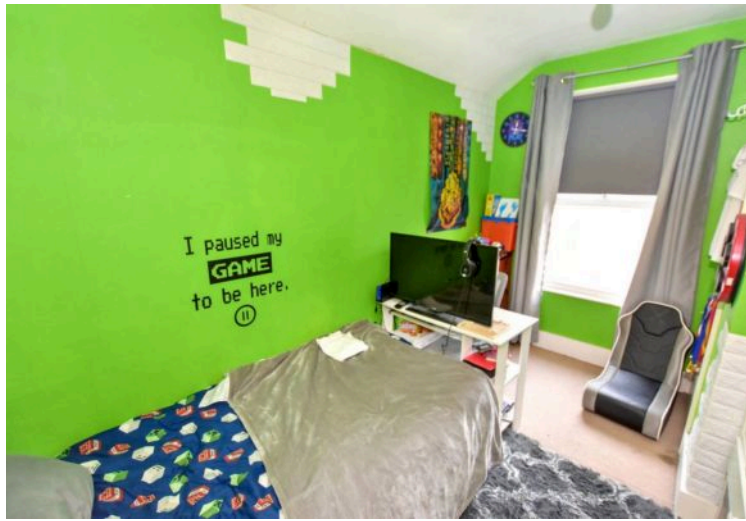
Coved ceiling, double glazed window.

**Bathroom**

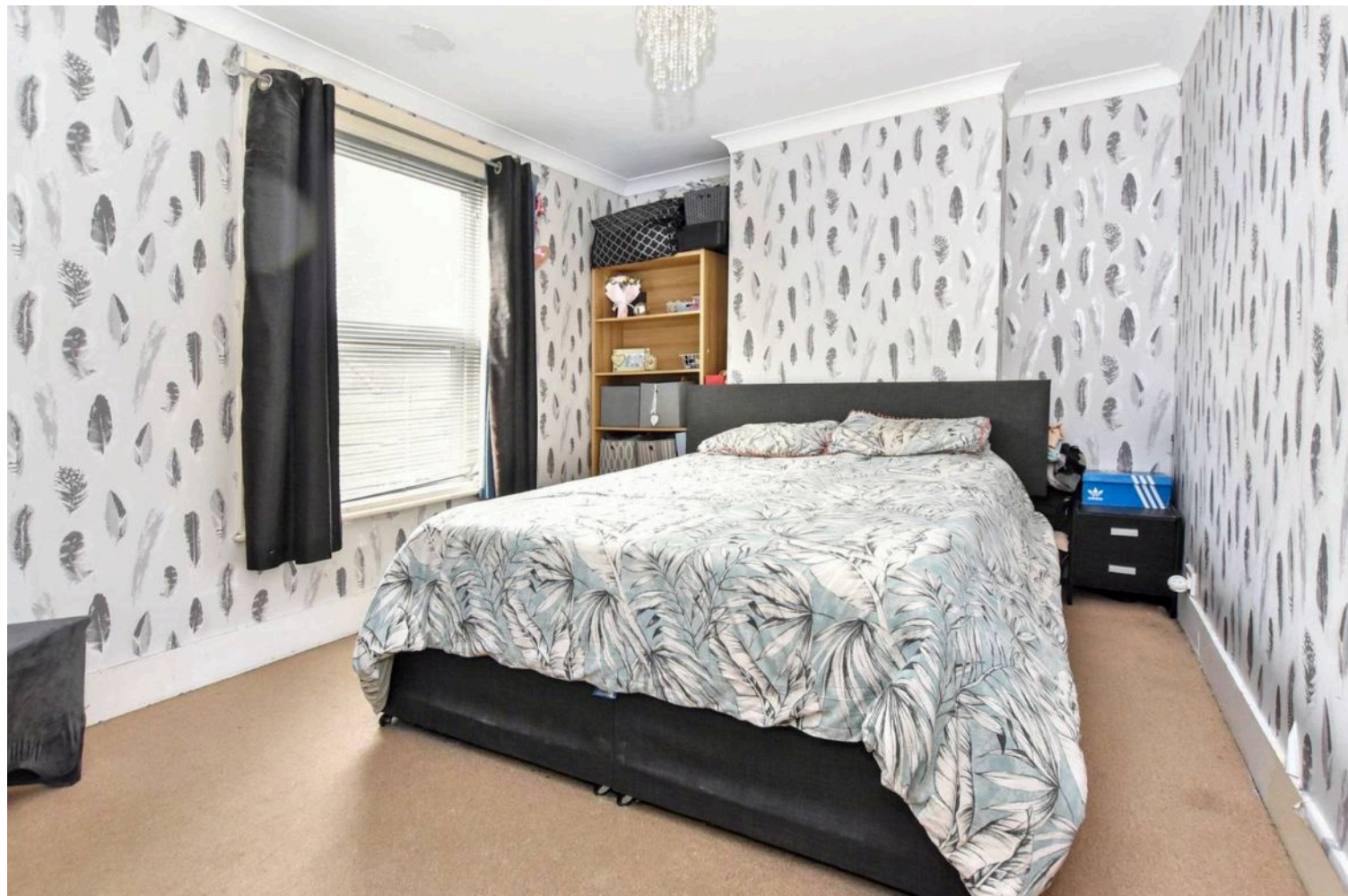
Suite comprising of panel bath with an electric shower over, glass shower screen. Low level WC and pedestal wash basin, attractive tiling, coved ceiling with inset LED downlights, extractor fan, radiator.











- Chain Free
- Blank Canvas To Make Your Own
- Three Bedrooms, Upstairs Bathroom
- Gas Central Heating & Double Glazing
- Trendiest Cliftonville Address
- Garden & Potential Parking
- Viewing Essential

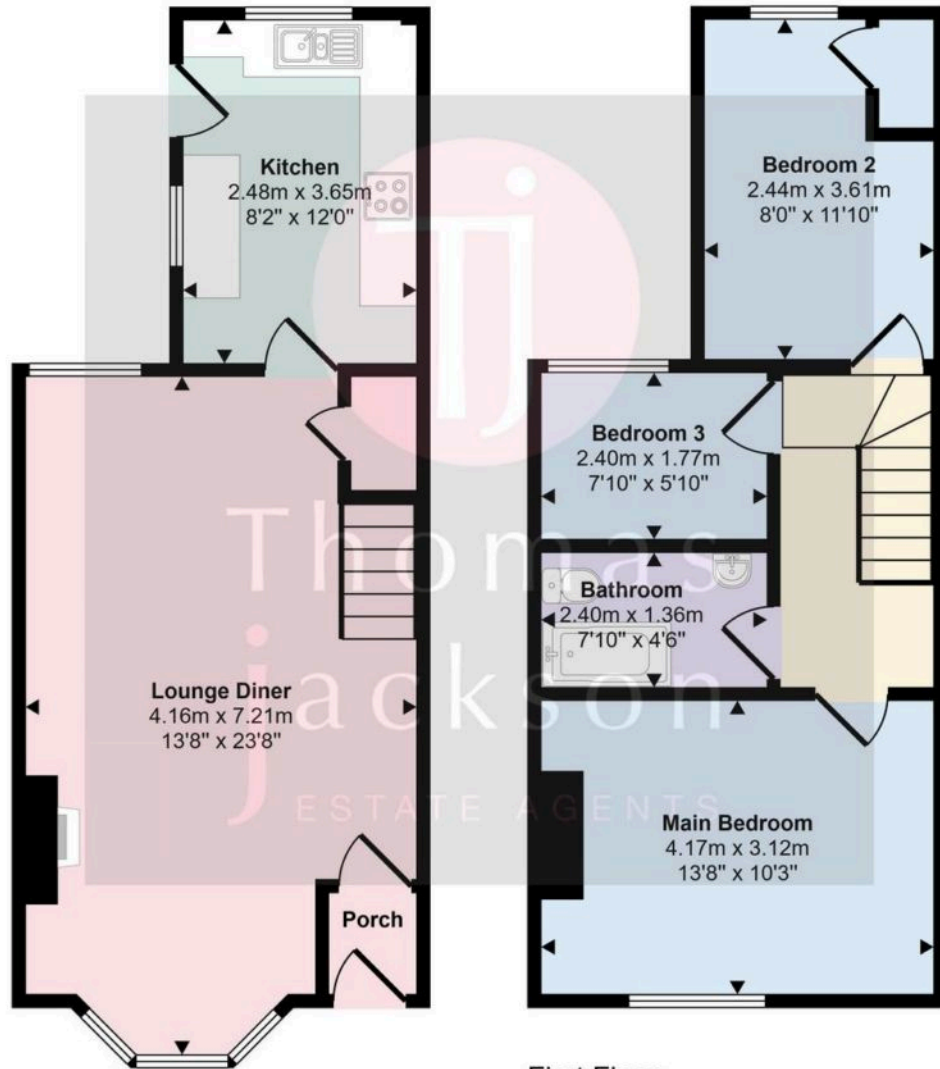
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

Approx Gross Internal Area  
74 sq m / 800 sq ft



Ground Floor  
Approx 38 sq m / 406 sq ft

First Floor  
Approx 37 sq m / 394 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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