SAXON SHORE
ESTATE AGENTS









32 Byron Avenue, Margate, CT9 1TU
Offers in excess of £260,000

Introducing this well presented, two bedroom, terrace house on Byron Avenue in Margate. Located close to local amenities and within easy walking distance of the town centre. Available for sale with no onward chain.

Accommodation spans across two floors and comprises an entrance hall, a spacious, open plan lounge/ dining room with front to back windows, allowing in plenty of natural light, and a well appointed kitchen that opens onto the garden to the ground floor.
Upstairs are two good sized, double bedrooms and a full bathroom.
Downstairs is a cellar providing extra storage space.
Outside to the rear is an established, courtyard garden with patio and decked areas.

Don't miss your chance to make this house your new home. Contact us to arrange a viewing!

Entrance Hall




Lounge
9'10" x 11'3" (3.01 x 3.45)





Dining Room
11'1" x 9'6" (3.4 x 2.9)




Kitchen
6'2" x 9'1" (1.88 x 2.79)





Landing




Bedroom 1
9'9" x 14'11" (2.98 x 4.55)





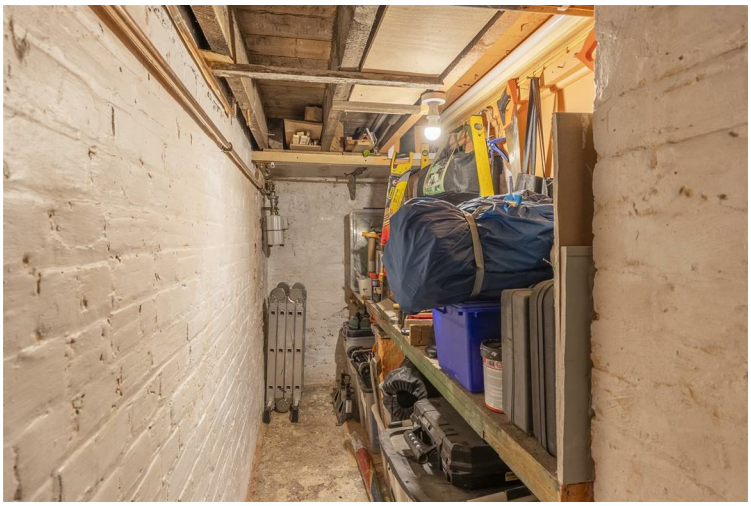
Bedroom 2
10'11" x 9'7" (3.34 x 2.94)




Bathroom
6'2" x 9'1" (1.88 x 2.79)




Cellar
10'0" x 3'11" (3.05 x 1.21)



Garden







BASEMENT
6.2 sq.m. (67 sq.ft.) approx.

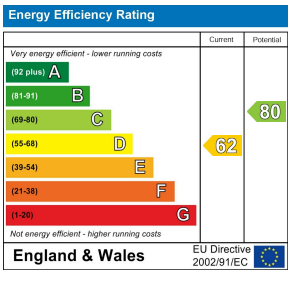
GROUND FLOOR
34.3 sq.m. (369 sq.ft.) approx.

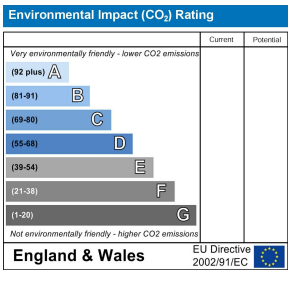
1ST FLOOR
32.7 sq.m. (352 sq.ft.) approx.



TOTAL FLOOR AREA : 73.2 sq.m. (787 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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