



GUILDCREST ESTATES



77 Upper Dane Road, Margate CT9 2LZ



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Upper Dane Road, Margate CT9  
2LZ

**Offers in excess of £400,000**

Located on the popular Upper Dane Road in the coastal town of Margate, this 3 storey end-terrace house presents a wonderful opportunity for those seeking a spacious family home. With five generously sized bedrooms and two reception rooms, this property offers ample space for both relaxation and entertaining.

The house, which boasts an older style, is full of character and potential, making it an ideal project for those looking to add their personal touch. While it is in need of some work, the possibilities are endless, allowing you to create a home that truly reflects your style and needs.

Situated close to the picturesque Dane Park, residents can enjoy the beauty of nature right on their doorstep, perfect for leisurely strolls or family picnics in the park. The property also features a quaint courtyard garden, providing a private outdoor space to unwind and enjoy the fresh air.

With no onward chain, this home is ready for you to move in and start your journey. Whether you are a growing family or looking for a spacious retreat by the sea, this property is a must-see. Embrace the opportunity to transform this house into your dream home in the delightful golden sands of Margate.





Public transport in the area is fantastic. There are regular, local bus services, covering the whole of Thanet and Canterbury. There is a railway station close by, including the High Speed Link to London, making commuting easy.



Don't miss out on the opportunity to own a piece of Victorian charm in this sought-after location. Contact us today to arrange a viewing and make this house your new home.

**Council Tax Band B**

**Freehold**

**Mains water, sewer, electricity, gas with gas central heating**

**Fixed wireless broadband**





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## Key Features

- 5 Bedrooms
- 2 Reception rooms
- Close to Dane Park
- In need of work
- Gas heating and double glazing
- No chain
- Courtyard back garden
- Council Tax band B

## Important Information

Freehold

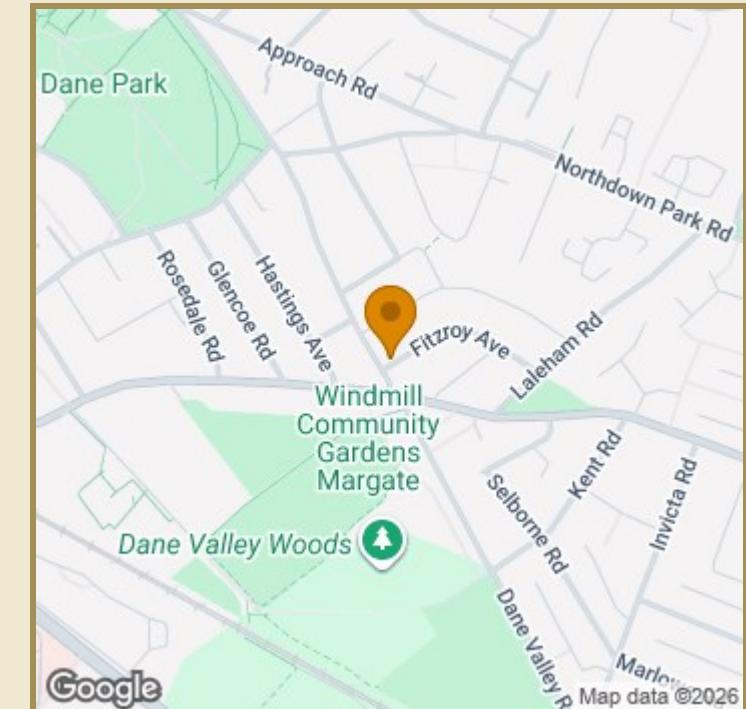
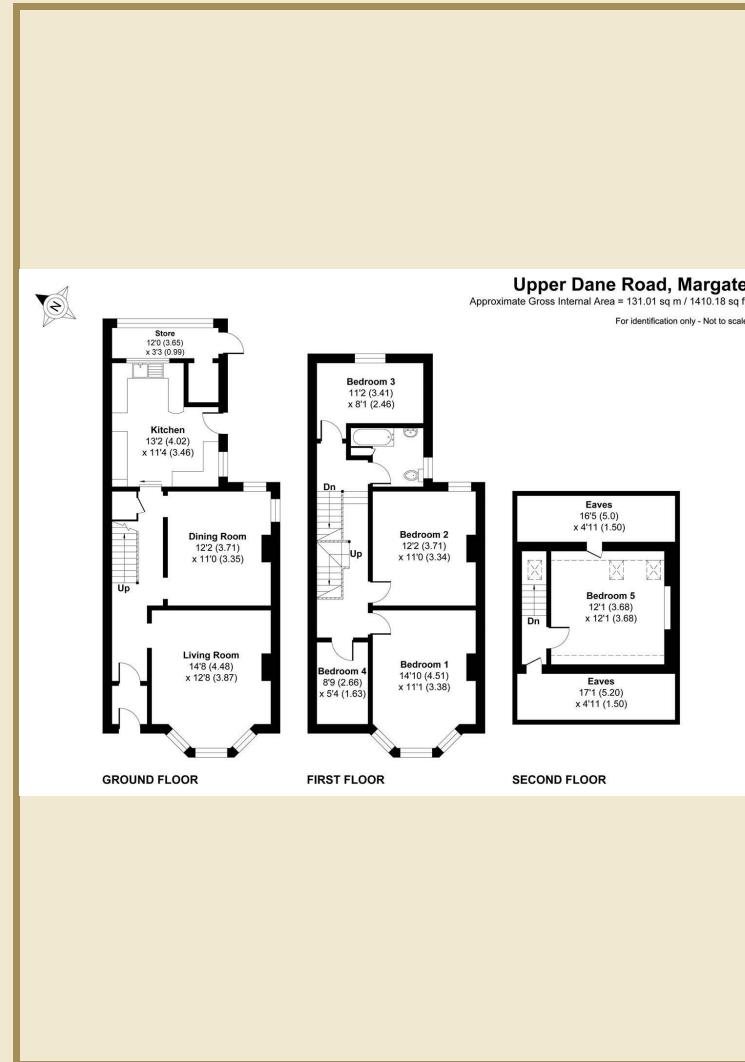
House - End Terrace

sq ft

Council Tax Band B

EPC Rating D

£400,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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