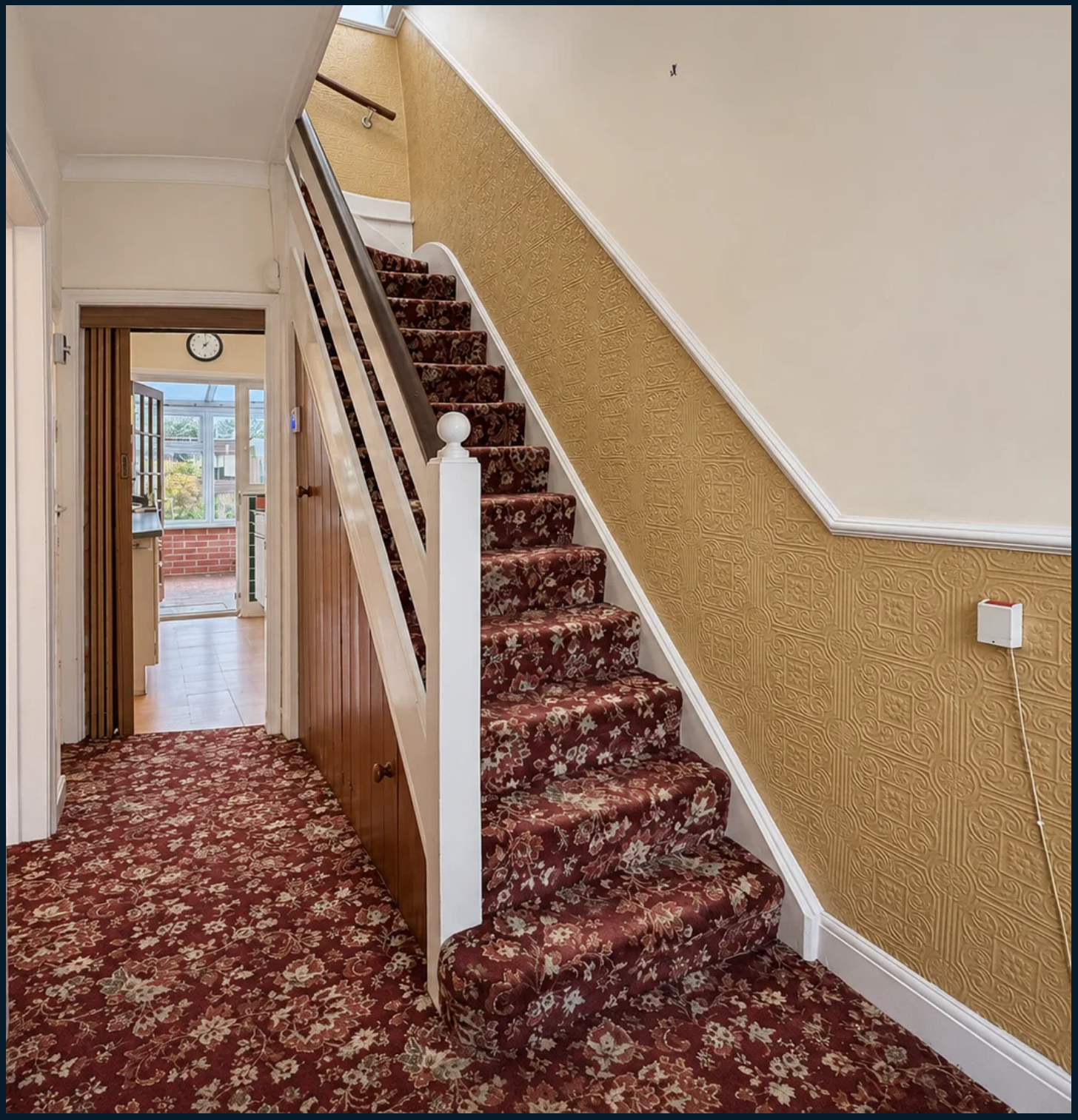


21 Garrard Avenue, Margate, CT9 5PY

Guide Price **£300,000 - £325,000**



Bedrooms: 3

Bathrooms: 1

Receptions: 1



Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Property Description

An excellent opportunity to purchase this 3 bed semi-detached home on Garrard Avenue, Margate, offering well-proportioned accommodation, an attached garage and an established rear garden.

The property would benefit from updating, presenting an appealing opportunity for buyers looking to create a home to their own taste while making the most of its existing character and practical layout.

An enclosed entrance porch leads into the hallway. The ground-floor living accommodation includes two connecting reception areas, with a bay window to the front and a glazed door leading through to the conservatory at the rear. This arrangement provides space for both seating and dining, with the flexibility to suit a variety of furniture layouts and potential for adaptation.

The conservatory enjoys views across the garden and provides an additional space to sit, with glazed doors opening outside.

The separate kitchen is fitted with a range of wall and base cupboards, contrasting work surfaces and tiled splashbacks. The existing arrangement includes a stainless-steel sink, electric cooker and extractor hood.

Upstairs, the accommodation includes bedrooms with fitted storage, together with a shower room featuring a vanity basin and enclosed shower. A separate WC is positioned off the landing.

Outside, the frontage combines paved and gravelled areas with established planting. The attached garage has double doors to the front and provides useful storage or workshop space.

The rear garden features established shrubs, planting areas and a winding pathway, together with a greenhouse and timber outbuildings. It offers plenty of opportunity for a keen gardener to develop the space further.

With its connecting living spaces, conservatory and garage, this property offers an attractive starting point for buyers seeking a home they can update and personalise.

Location

Situated on Garrard Avenue in Margate, the property offers a residential setting from which to enjoy life on the Kent coast. Margate's seafront, sandy beach and Old Town provide a variety of places to explore, from independent shops and cafés to restaurants and the Turner Contemporary gallery.

Westbrook's beach and coastal walks offer further opportunities to enjoy the surrounding coastline. Margate railway station provides connections to London and other Kent destinations, while Westgate-on-Sea, Broadstairs and Ramsgate offer additional shopping, dining and leisure options.

Freddie Rigden – Important Information
Ref : FR17936

These particulars are prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and should not be relied upon as statements or representations of fact. All descriptions, dimensions and areas are approximate and provided for guidance only. Prospective purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the information provided.

In accordance with Anti-Money Laundering Regulations, successful purchasers will be required to complete identity and source of funds verification. We use a secure third-party platform called Simplify to carry out these checks. A charge applies.



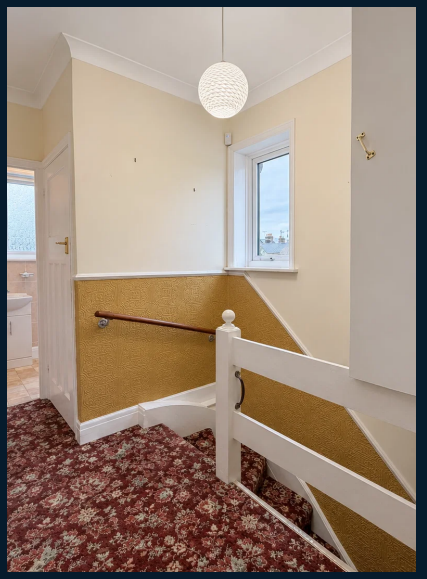














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