



**Guide Price**  
**£450,000**

**Freehold**

3x  1x  1x 

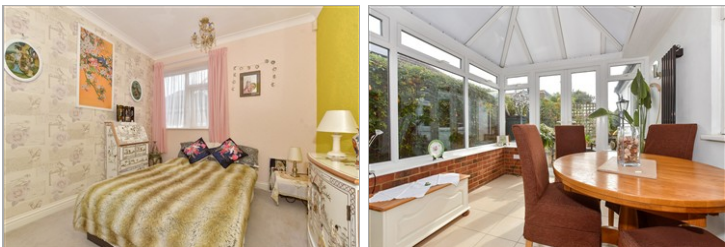
**Magnolia Avenue,  
Cliftonville, Margate,  
Kent, CT9**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Chain free
- Desirable location within walking distance to Botany Bay and Palm Bay beaches
- Conservatory to sit and relax
- Beautiful sunny rear garden
- Garage and plenty of off road parking for when family and friends visit

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 21'0 x 11'11 (6.41m x 3.63m)

Conservatory: 9'11 x 9'2 (3.02m x 2.80m)

Bedroom 1: 11'11 x 8'8 (3.63m x 2.64m)

Bedroom 2: 10'11 x 8'11 (3.33m x 2.72m)

Bedroom 3 used as dining room: 13'10 x 9'11 (4.22m x 3.02m)

Kitchen: 13'10 x 8'4 (4.22m x 2.54m)

Bathroom : 8'5 x 5'9 (2.57m x 1.75m)

Separate Toilet

### OUTSIDE

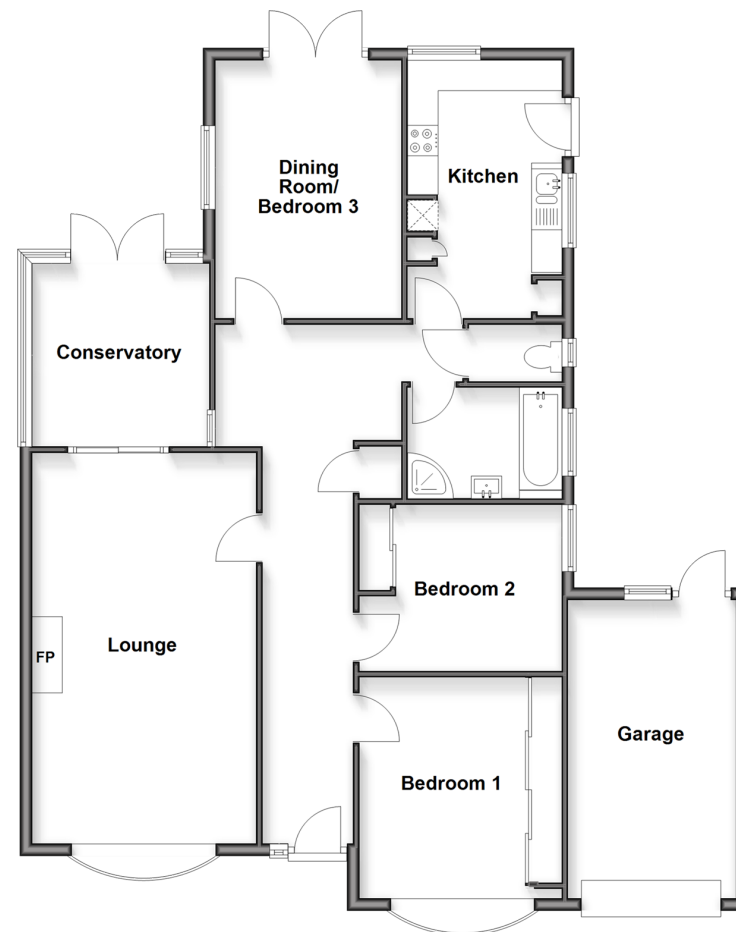
Front Garden

Garage

Off Road Parking

Rear Garden

**Ground Floor**  
Approx. 119.4 sq. metres (1285.2 sq. feet)



**Call Cliftonville - 01843 227447 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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