



GUILDCREST ESTATES



30 Richborough Close, Margate CT9 4FA





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CT9 4FA

**Offers in excess of £305,000**

This immaculately presented and modern three-storey townhouse is located in a peaceful Close in Margate. This delightful property is ideally situated, offering easy access to the local amenities of Westwood Cross, making it perfect for those who appreciate convenience alongside comfort.

Upon entering, you will find a spacious reception room that flows seamlessly into the well-appointed kitchen area. The ground floor boasts a low-maintenance vinyl floor covering, ensuring both style and practicality. The home has been recently redecorated throughout, presenting an immaculate finish.

This townhouse offers three generously sized double bedrooms, providing ample space for family living or accommodating guests. The impressive master bedroom occupies the entire top floor, creating a private retreat complete with a spacious ensuite shower room. On the first floor, you'll find two further double bedrooms, both served by a modern family bathroom. A convenient downstairs cloakroom on the ground floor enhances the home's practicality and everyday functionality.

Step outside to discover a larger than average L-shaped garden, designed for low maintenance with an astro-turfed lawn and a sunny patio area, perfect for enjoying the





outdoors or entertaining friends and family. Additionally, the property includes an allocated parking space, along with a visitors bay directly outside, ensuring that parking is never a concern.

Council Tax Band C

Service Charge is £250 PA

Freehold

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

Fixed wireless broadband



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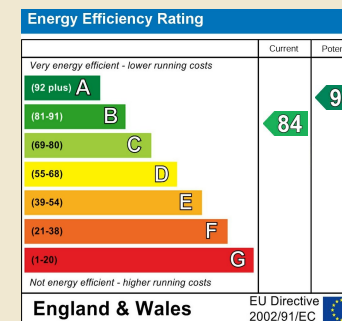
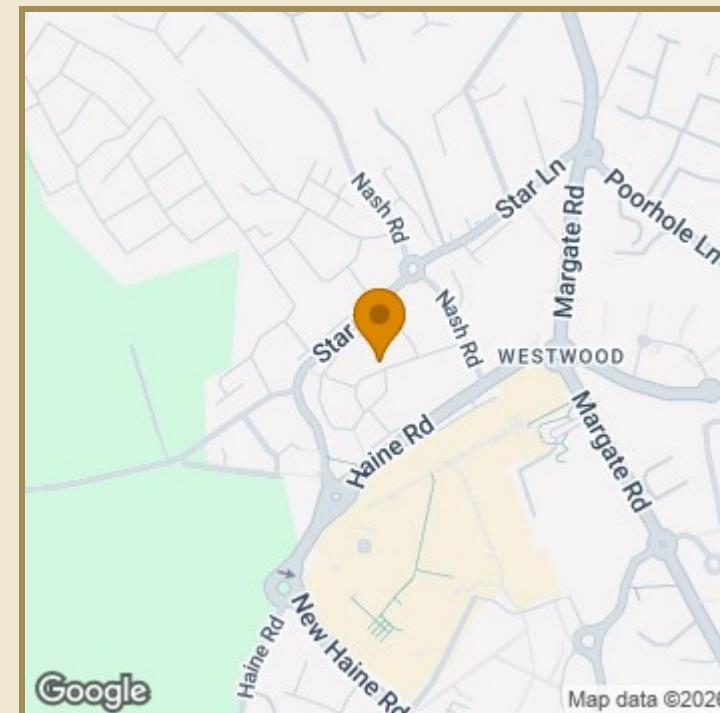
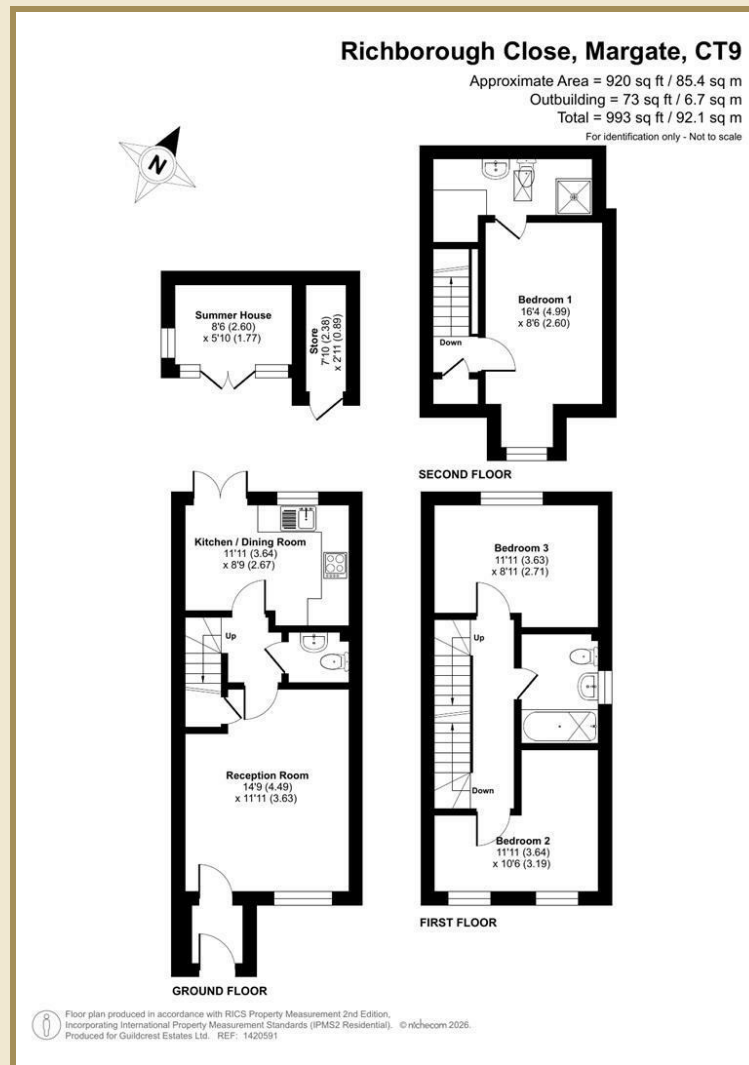
## Key Features

- Modern three-storey townhouse located in a peaceful close
- Centrally located to the amenities of Westwood Cross
- Spacious lounge and well-appointed kitchen with space for a dining table
- Immaculately presented and recently redecorated throughout
- Three generous double bedrooms
- En-suite shower room to bedroom 1, family bathroom and downstairs cloakroom
- Large and sunny garden with astro turf lawn
- Allocated parking directly outside

## Important Information

Freehold  
House - Townhouse  
920.00 sq ft  
Council Tax Band C  
EPC Rating B

£305,000



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