

01843 80 80 88

0.75% +VAT for selling
£199 +VAT for letting

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



38 Clifton Road Margate
£ 135,000



- Two Bedrooms
- Open plan Lounge/Diner
- Perfect BTL/FTB

- Close to Town Centre
- Call to view
- Large Garden

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Draft Details! Xpert Agents are proud to be marketing this well presented two bedroom terrace home in the popular Clifton Road, Margate. The property has been looked after by its current owners and is suited to a First Time Buyer or someone who is looking to acquire a Buy to Let investment. The property has been Let in the past and should achieve between £600 and £650 per calendar month. Internal accommodation boasts: Two bedrooms, bathroom, open plan lounge/diner, fitted kitchen and a garden that has potential for off street parking (subject to the relevant planning). Call to arrange your viewing. Sole Agents.

Entrance

via front door in to

Hallway

radiator, stairs to landing, door to:

Lounge 3.23m (10'7") x 3.28m (10'9" into recess)

double glazed window to front, radiator, cupboard housing meter, archway to

Diner 3.48m (11'5" into recess) x 3.23m (10'7")

Double glazed window to rear, radiator, store cupboards x2, door to:

Kitchen

Wall and base units, roll top work surface, inset stainless steel drainer unit with taps over, double glazed window side, tiling to splash back, space and plumbing for gas cooker and fridge freezer, door to garden, archway to.

Utility Room 1.47m (4'10") x 1.50m (4'11")

space and plumbing for washing machine, double glazed window to side, radiator and door to

WC/Cloakroom

wash hand basin, w.c. double glazed frosted glass window to side, extractor fan and folding door.

Landing

loft access, split level landing, doors to:

Bedroom 1 4.01m (13'2") x 3.17m (10'5")

Double glazed windows x2 to front, radiator and store cupboard.

Bedroom 2 3.23m (10'7") x 2.44m (8'0")

Double glazed window to rear, radiator, cupboard and telephone point

Bathroom

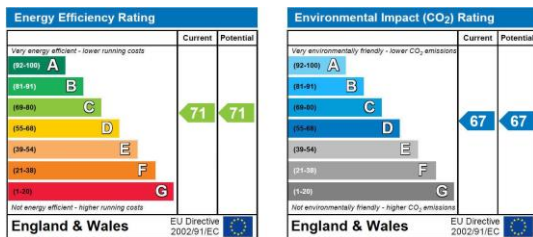
Low level w.c., pedestal wash hand basin. panelled bath, double glazed frosted glass window to side, radiator, cupboard housing combination boiler, store cupboard.

Rear Garden

Patio area leading to lawn, rear access, wall and fence perimeters, timber shed.



Energy Performance Certificate



Head Office: Xpert Agents, Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent, CT9 4JG

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