



**Copperhurst Walk
Cliftonville
Margate
Kent
CT9 3JE**

Offers In Excess Of £350,000

bettermove

Copperhurst Walk

Margate

Bettermove are proud to present this 4 bedroom end of terraced house in Margate.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the allocated space and garage en-bloc.

The council tax band is B.

The interior of this beautifully presented property comprises a spacious open plan living dining room, w/c and fitted kitchen on the ground floor. The first floor consists of 4 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Margate, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A28 and local public transport.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

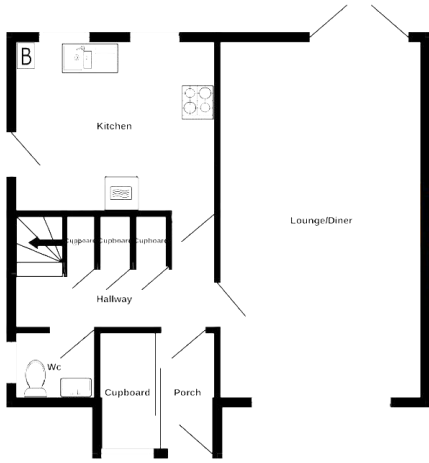
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

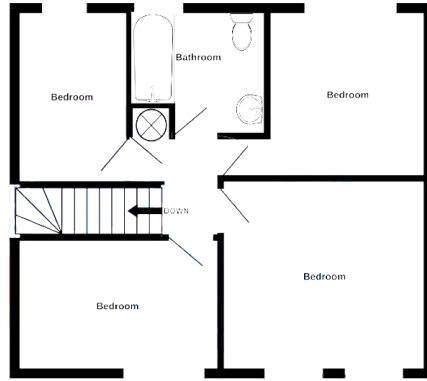
The exclusivity fee is returned to you upon successful completion of the property.



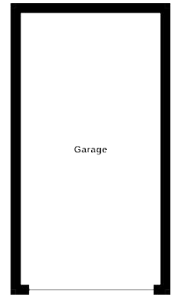
GROUND FLOOR
21.1 sq.m. (225.1 sq.ft.) approx.



FIRST FLOOR
45.1 sq.m. (485.1 sq.ft.) approx.



GARAGE
17.9 sq.m. (192.4 sq.ft.) approx.



TOTAL FLOOR AREA : 105.1 sq.m. (1131 sq.ft.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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