



Terence Painter

ESTATE AGENTS

- Semi - Detached House
- Refurbishment Required
- Two Bedrooms
- Formerly a Three Bedroom House
- 49" Private Rear Garden
- Off Street Parking
- Lounge
- Dining Room
- Close to Schools & Amenities
- No Forward Chain



11 Manston Road, Margate, Kent. CT94LZ.

Freehold £249,000

TWO BEDROOM SEMI-DETACHED HOUSE REQUIRING REFURBISHMENT WITH A 49' REAR GARDEN AND BEING OFFERED WITH NO FORWARD CHAIN!

This semi-detached home was previously arranged as a three bedroom house and could easily be reinstated into a three bedroom home once again. The property offers ample space internally and externally and with some love can be turned into a brilliant first time buy or small family home.

Internally the property benefits from a welcoming entrance hallway, lounge with bay window, dining room, kitchen with door out to the rear garden, 18' principal bedroom that could be split into two, a further bedroom and a bathroom.

Externally this property boasts a 49' Westerly facing private rear garden with plenty of lawned area. At the front of the property there is a driveway that provides off-street parking with potential to create additional parking.

This property is located on Manston Road which is just a five minutes drive away from the ever popular Margate Old Town and sea front. The property is also in close proximity to local schools, Margate Football Club, town shops, bars, pubs and restaurants.

Call Terence Painter on 01843 866 866 to arrange your viewing!

Ground Floor

Entrance Hallway

4.13m x 1.75m (13' 7" x 5' 9") Entrance into the property is gained via a frosted glazed aluminium door. The entrance hallway features carpeted stairs to the first floor, radiator, understairs storage cupboards and carpeted flooring.

Lounge

4.29m x 3.55m (14' 1" x 11' 8") Th lounge has a double glazed bay window to the front, radiator and carpeted flooring.

Dining Room

3.57m x 2.72m (11' 9" x 8' 11") The dining room features a double glazed window to the rear, radiator, storage cupboard and carpeted flooring.

Kitchen

2.55m x 2.23m (8' 4" x 7' 4") The kitchen has a double glazed window to rear and a double glazed frosted door to side allowing access to rear garden. There is space for a freestanding oven, low level kitchen units, space for a fridge freezer, gas fired boiler and vinyl flooring.

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First Floor

Landing

1.80m x 1.79m (5' 11" x 5' 10") The landing has a double glazed window to side, loft hatch and carpeted flooring.

Principal Bedroom

5.49m x 3.67m (18' 0" x 12' 0") The principal bedroom has two double glazed windows to front, two radiators and carpeted flooring. This room we are advised by the vendors was previously arranged as two bedrooms.

Bedroom Two

3.62m x 3.57m (11' 11" x 11' 9") Double glazed window to rear, radiator, storage cupboard and carpeted flooring.

Bathroom

1.82m x 1.81m (6' 0" x 5' 11") The bathroom benefits from a double glazed frosted window to rear, bath, low level w.c, wash hand basin, radiator and vinyl flooring.

EXTERNAL

Rear Garden

15m x 6m (49' 3" x 19' 8") The property benefits from a 49' westerly facing rear garden is mostly lawned with a pathway to one side and side access.

Front Garden

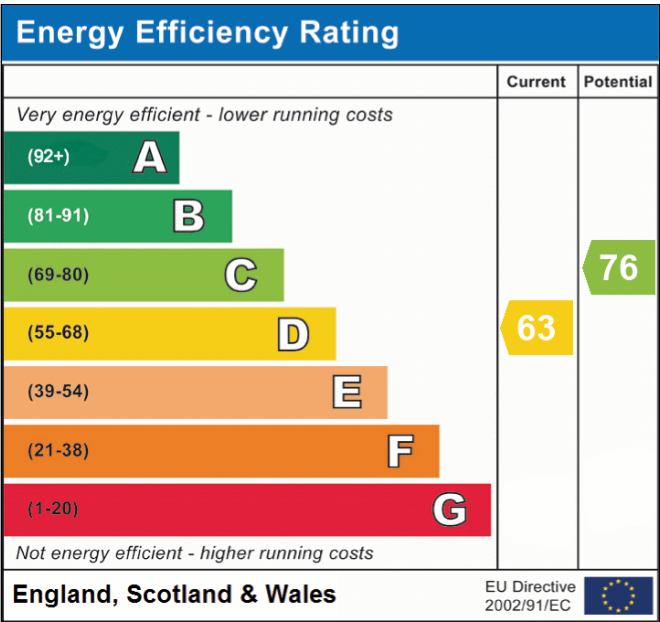
The property features a driveway offering off street parking and a lawned area to the front of the property.

Council Tax Band - B.



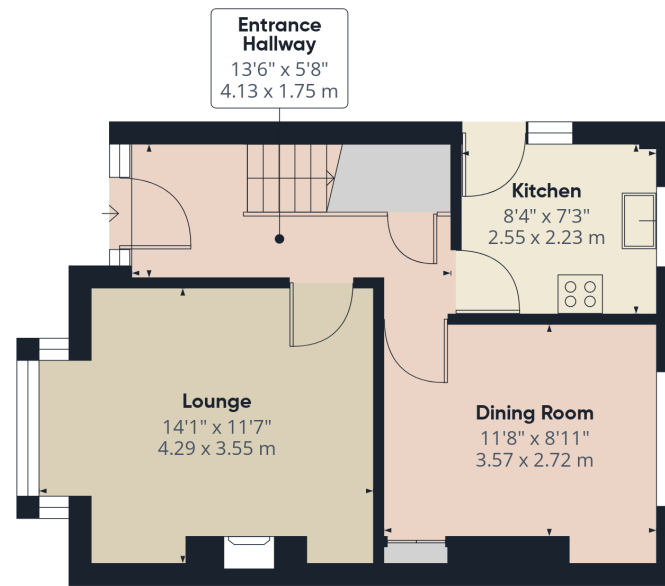
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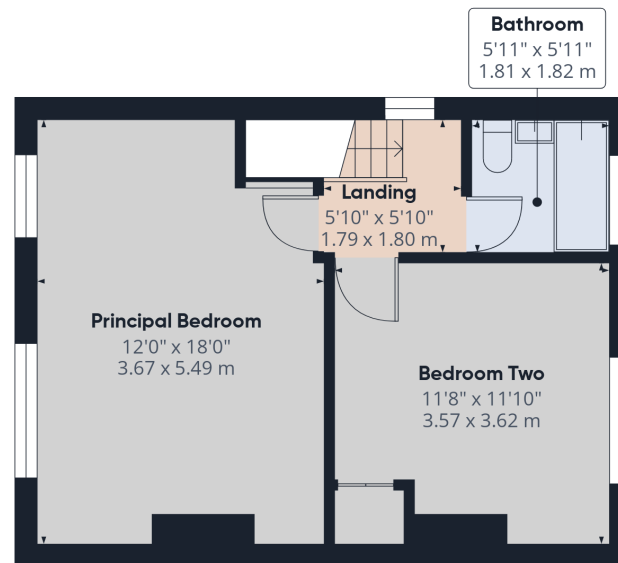


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
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 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor



Floor 1

Terence Painter

ESTATE AGENTS

Approximate total area⁽¹⁾

814 ft²

75.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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