



Terence Painter

ESTATE AGENTS

- Semi - Detached House
- Three bedrooms
- No Forward Chain
- Lounge
- Separate Dining Room
- Fitted Kitchen/Breakfast Room
- Driveway & Garage
- Mature Gardens
- Cloak Room/W.C
- Family Bathroom
- Some Updating Required

47 Foreland Avenue, Margate, Kent. CT9 3NG.

Freehold £410,000

SPACIOUS THREE BEDROOM PERIOD SEMI-DETACHED FAMILY HOME IN POPULAR LOCATION, CLOSE TO PARK & SCHOOLS WITH NO FORWARD CHAIN!

This well-proportioned three bedroom semi-detached house is located within popular Foreland Avenue, close to Northdown Park and within walking distance of Primary Schools and local shops at Holly Lane and Northdown Road. A doctors surgery, Pharmacy and Post Office all located within a quarter of a mile of the property.

The property, which would benefit from some updating, features on the ground floor two separate reception rooms, a kitchen/breakfast room and a downstairs cloakroom/W.C. At first floor level there are three good sized bedrooms and a family bathroom. Externally the property benefits from a driveway leading to a garage and mature gardens front and rear.

Viewings are strictly by appointment so please call to arrange your appointment to view.

Ground Floor

Entrance

Double glazed, frosted glass front door into:

Porch

Double glazed frosted glass window to front, hardwood door into:

Hallway

Frosted glazed leaded light window to front, stairs to landing, radiator, picture rail, store cupboard and telephone point. Doors to all rooms.

Lounge

3.95m x 4.48m into bay (13' 0" x 14' 8") Double glazed leaded light triple aspect square bay window to front, radiator, feature fireplace surround with inset electric fire, picture rail, dado rail, ceiling rose, TV point.

Dining Room

3.66m into recess x 4.7m into bay (12' 0" x 15' 5") Double glazed leaded light triple aspect bay window to rear with double glazed side door to garden. Feature fireplace with surround, picture rail and dado rail, ceiling rose.

Kitchen/Breakfast Room

2.55m x 4.95m (8' 4" x 16' 3") Range of matching fitted wall and base units with roll top work surface, inset sink and drainer unit with mixer taps over, tiling to splashback, four ring gas hob with oven under and extractor over. Space and plumbing for washing machine and fridge freezer, radiator, breakfast bar, coving. Two double glazed leaded light windows to side, door to:

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Inner hall

Radiator, double glazed door to garden and door to:

Downstairs WC

Low level WC, two double glazed leaded light windows to rear.

Landing

Loft access, double glazed leaded light window to front, cupboard housing water tank, picture rail and doors to all rooms.

Bedroom One

3.95m x 4.44m into bay (13' 0" x 14' 7") Double glazed leaded light square bay window to front, radiator, picture rail.

Bedroom Two

3.17m x 4.69m into bay (10' 5" x 15' 5") Double glazed leaded light triple aspect bay window to rear overlooking the garden, two built in wardrobes, radiator, telephone point and television point.

Bedroom Three

2.72m x 3.00m (8' 11" x 9' 10") Double glazed leaded light window to rear, radiator.

Bathroom

1.75m x 2.66m (5' 9" x 8' 9") fitted with low level WC, wash hand basin with vanity unit under, panelled bath with mixer taps, shower extension and electric shower over. Tiled walls and floor, two double glazed frosted glass windows to side, radiator.

Rear Garden

Approximately 22.720m x 8.150m (74' 6" x 26' 9") Patio area leading to lawn, sunken patio area, timber shed, fenced and hedge perimeters, established flower beds and trees, access to garage and outside tap.

Garage

2.40m x 4.75m (7' 10" x 15' 7") Double wooden doors to front, wood framed fully glazed door to rear, wood framed window to rear, wall mounted boiler.

Council Tax

The property is rated Council Tax Band D.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(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	

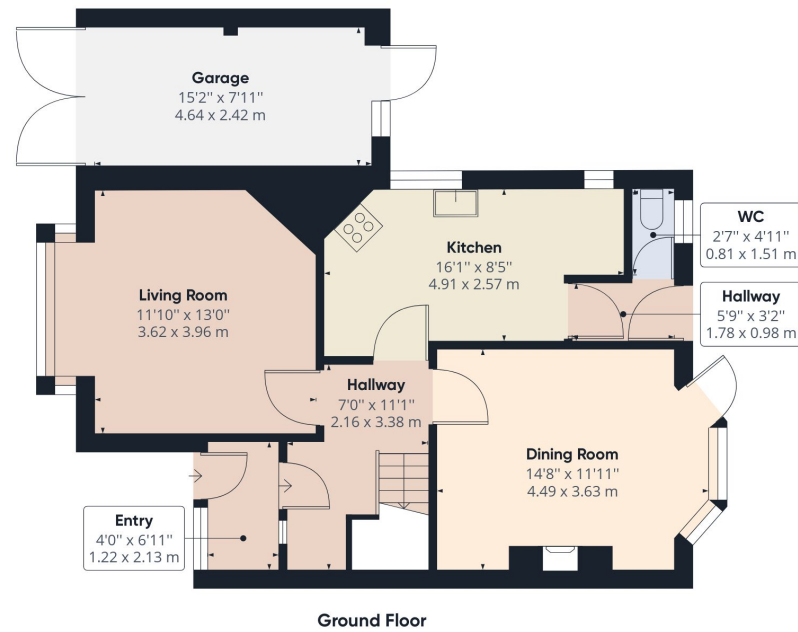


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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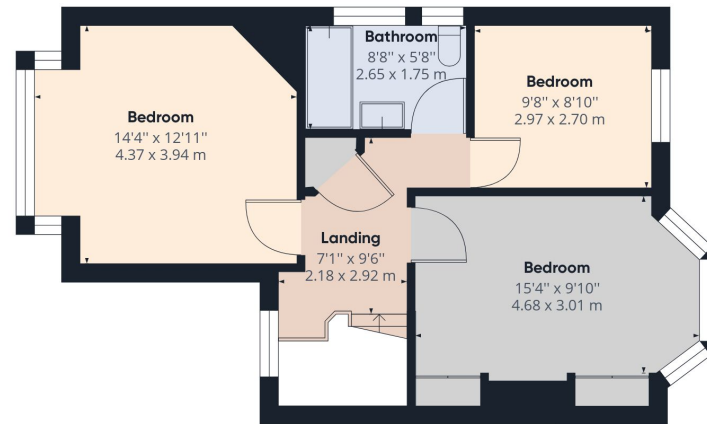


Ground Floor

Approximate total area⁽¹⁾

1265.86 ft²

117.60 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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