



Terence Painter

ESTATE AGENTS

- No Chain
- Semi - Detached House
- Three Bedrooms
- Beautifully Appointed & Spacious Accommodation Throughout
- 14'8" Living Room
- 15'3" Principal Bedroom
- South Facing Rear Garden
- Recently Renovated
- Kitchen/Diner



3 Shottendane Road, Margate, Kent. CT94NA.

Freehold £275,000

Being offered to the market with no forward chain, is this beautifully appointed three bedroom semi-detached house. This delightful home boasts generous room sizes and a south-facing rear garden, making it an ideal family home!

This property has been recently renovated by the current vendors and has been done to an impressive standard. Internally the ground floor of the property benefits from an enclosed porchway for practicality and safety, welcoming entrance hallway allowing extra storage and plenty of natural light, 14'8" living room with a beautiful bay window, kitchen/diner with double glazed sliding doors to rear garden. Upstairs features a bright and airy landing, 15'3" principal bedroom, second double bedroom, well appointed family bathroom and a third bedroom/office room.

Externally the property has a south facing, low maintenance rear garden. Whether you're looking to create a peaceful retreat, host outdoor gatherings, or let children play safely, this garden offers plenty of potential to suit your lifestyle. The front of the property benefits from having a gate to enter the front garden, with its high hedging, lawned frontage and gated entrance it offers a secondary garden space for relaxing or entertaining.

This home finds itself positioned within a couple of miles of both Margate old town and Westwood Cross shopping centre, that both offer various amenities, bars, restaurants, cafes and shops.

Why miss out on the opportunity to view this gem of a property, call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

## INTERNAL

### Porch

1.45m x 0.89m (4' 9" x 2' 11") Entrance into the property is gained via wooden frosted glazed door, the porch has exposed brick, storage unit and a double glazed window to the side.

### Entrance Hallway

4.57m x 1.57m (15' 0" x 5' 2") The entrance hallway features a double glazed window to the side, understairs storage cupboards, carpeted stairs and wooden flooring.

### Living Room

4.47m x 3.02m (14' 8" x 9' 11") The living room benefits from a good size double glazed bay window to the front, feature fireplace, television point, radiator and wooden flooring.

### Kitchen

2.61m x 1.69m (8' 7" x 5' 7") The kitchen has a double glazed window to the rear, high and low level fitted units, freestanding fridge-freezer and electric oven with electric hob, stainless steel sink unit inset to marble effect countertop and wooden flooring.

### Dining Room

3.55m x 2.82m (11' 8" x 9' 3") The dining room features a double glazed sliding door to rear garden, fireplace nook and wooden flooring.

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### **Landing**

2.58m x 1.03m (8' 6" x 3' 5") The landing has a double glazed window to side and carpeted flooring.

### **Principal Bedroom**

4.65m x 3.00m (15' 3" x 9' 10") The principal bedroom features a beautiful bay window to the front, radiator and carpeted flooring.

### **Bedroom Two**

3.52m x 2.81m (11' 7" x 9' 3") Bedroom two benefits from a double glazed window to the rear overlooking the garden, radiator and carpeted flooring.

### **Family Bathroom**

1.99m x 1.76m (6' 6" x 5' 9") The family bathroom has a double glazed frosted window to the rear, panelled bath with glass screen and shower attachment, low level w.c, chrome ladder style radiator, wash hand basin with storage under, marble effect wall panelling and wooden flooring.

## **EXTERNAL**

### **Rear Garden**

This property benefits from a south facing rear garden accessible from the dining room and a side access gate. There is shingle immediately to the rear of the property and an artificial lawned area with fence borders.

### **Front Garden**

The front of the property has a gate from the street for access, the front garden has high hedging either side and a lawned area offering itself as an extra space for outdoor seating.

### **Parking**

This property benefits from unrestricted parking to the front of the property.

### **Council Tax Band - B.**



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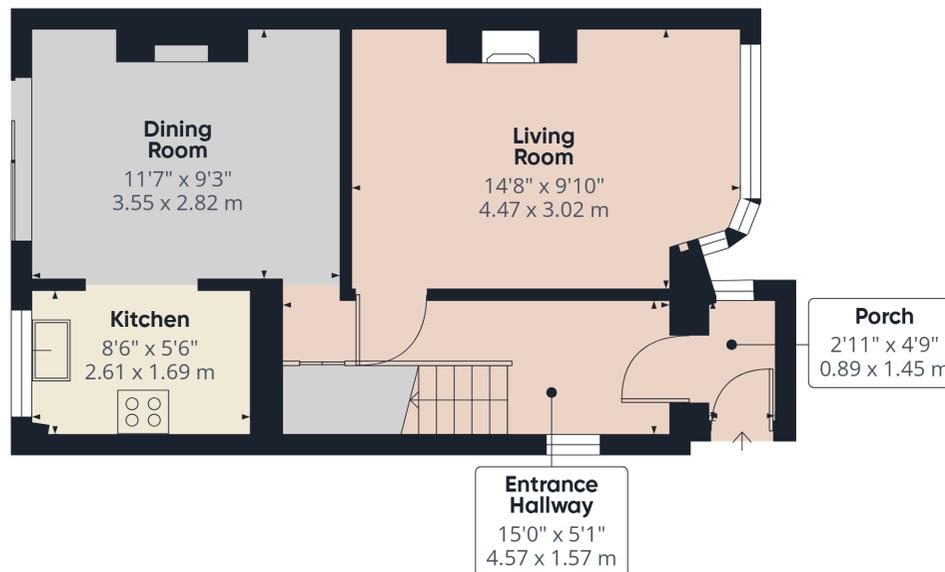


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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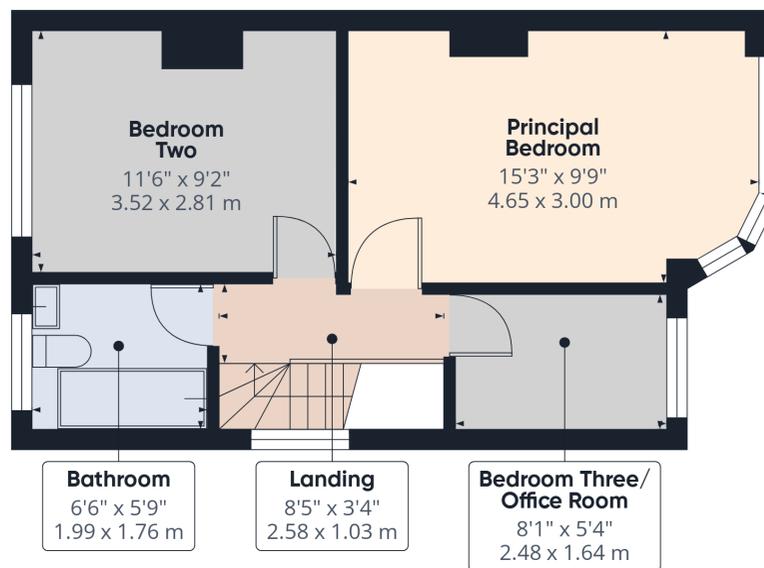
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Ground Floor

Approximate total area<sup>(1)</sup>

738 ft<sup>2</sup>  
68.5 m<sup>2</sup>



Floor 1

(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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