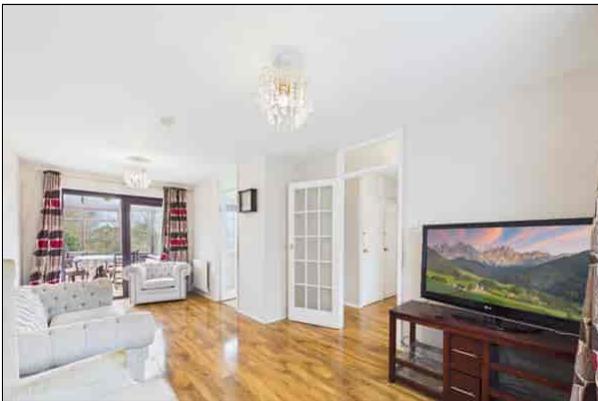


Terence Painter

ESTATE AGENTS



- Detached Bungalow
- Two Bedrooms
- No Forward Chain
- 19'3" Living Room
- Spacious Conservatory
- Fitted Kitchen
- Allocated Parking Space
- Bathroom
- Generous Size Lawned Garden
- Peaceful Cul-de-sac Location



9 Sycamore Close, Margate, Kent. CT9 4NL.

Freehold £250,000

Book Your Viewing Today! – Detached Bungalow with Generous Garden in a Fantastic Location – No Forward Chain

This well-proportioned detached bungalow offers a wonderful opportunity to create your ideal home and is offered to the market with no forward chain.

The property features an entrance porch leading into a welcoming hallway, a spacious 19'3" living room, a bright conservatory, a fitted kitchen, two double bedrooms, and a bathroom.

Outside, the home benefits from generous lawned gardens to both the front and rear, providing excellent outdoor space, along with the convenience of an allocated parking space.

Situated in a peaceful cul-de-sac in the popular seaside town of Margate, the property is ideally located within approximately one mile of Westwood Cross Shopping Centre, as well as nearby schools, local shops, and Hartsdown Leisure Centre. A fantastic opportunity not to be missed. Call 01843 866866 today to arrange your viewing – you won't be disappointed.

The Bungalow

Entrance

Access into the property is via a part glazed UPVC front door to the entrance porch.

Entrance Porch

1.78m x 1.03m (5' 10" x 3' 5") There is tiled flooring and a further glazed UPVC front door with side light to the entrance hall.

Entrance Hall

This is a welcoming entrance hall with two built in cupboards, radiator, loft hatch and wooden flooring.

Living Room

This is a generous and well defined reception room with a double glazed window to the front of the property, double glazed French doors to the conservatory, door to the kitchen, media points, radiator and wooden flooring.

Conservatory

3.25m x 2.24m (10' 8" x 7' 4") This wonderful addition to this property enjoys views and access to the garden, radiator, lighting, power points and wooden flooring.

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Kitchen

2.77m x 2.25m (9' 1" x 7' 5") The kitchen comprises a matching range of wall and base units with an integrated electric oven/grill and hob with an extractor hood over. There is space and plumbing for the washing machine and fridge/freezer and a stainless steel sink unit inset to worktops. This room also features a double glazed window and door to the rear garden, wall mounted boiler and vinyl flooring.

Bedroom One

3.32m x 3.24m (10' 11" x 10' 8") There is a double glazed window to the rear of the property over looking the garden, fitted wardrobes with mirrored sliding doors, radiator and wooden flooring.

Bedroom Two

2.59m x 2.30m (8' 6" x 7' 7") There is a frosted double glazed window to the front of the property, radiator and wood flooring.

Bathroom

1.94m x 1.70m (6' 4" x 5' 7") There is a frosted double glazed window to the front of the property, panelled bath with an electric mixer shower over, pedestal wash hand basin, low level radiator, ladder style towel radiator, tiled walls and vinyl flooring.

Exterior

Rear Garden

This home benefits from a generous size mainly lawned rear garden.

Front Garden

There is a large lawned front garden with a side access gate to the rear garden.

Parking

This property benefits from an allocated parking space.

Council Tax Band

The council tax band is C.

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Agents Note

Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(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 

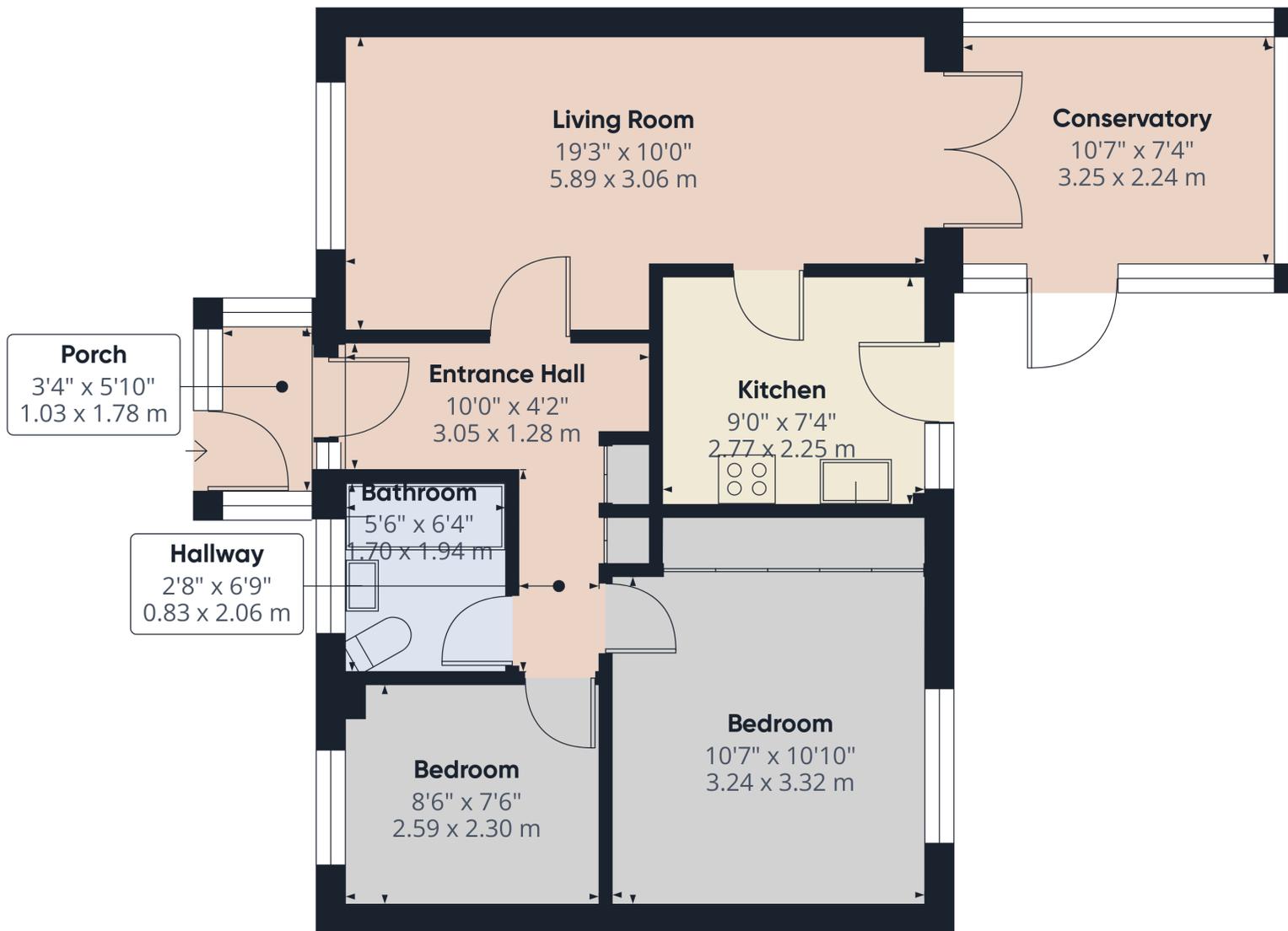


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

656 ft²
61 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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