



College Road
Margate
Kent
CT9 2SH

Offers in Excess of £350,000

bettermove

College Road

Margate

Bettermove are proud to present this 4 bedroom semi-detached house in Margate available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is C.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

The interior of this property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of three bedrooms and the family bathroom. The second floor hosts the master bedrooms with an ensuite bathroom and additional storage space. 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 Westgate-on-Sea Train Station, the M2 and many local bus routes.

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

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

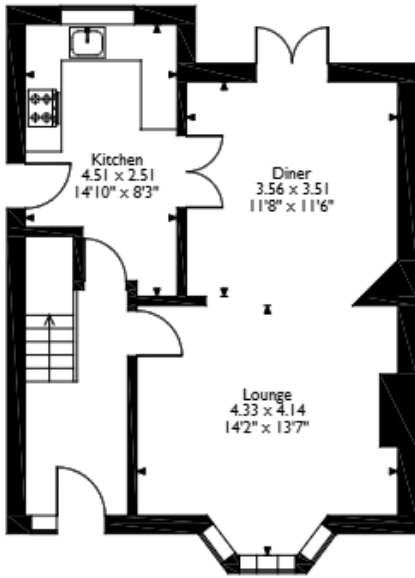
This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

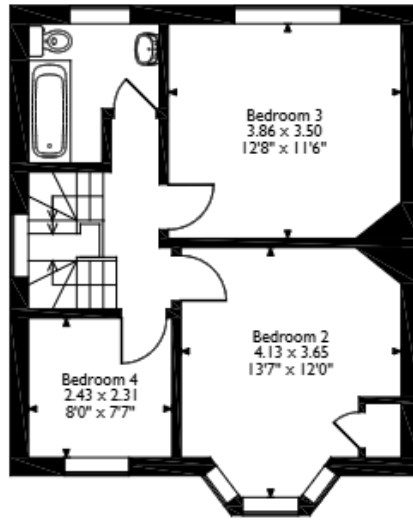


College Road, Margate, Kent

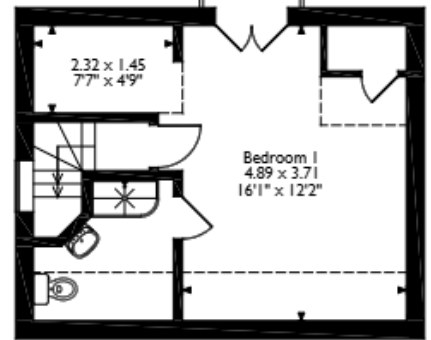
Approximate Gross Internal Area 123 Sq M/1324 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(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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