



Terence Painter

ESTATE AGENTS

- Attractive Semi Detached Family Home
- Four Bedrooms
- Bathroom & Shower Room
- Lounge
- Sitting Room / Dining Room
- Fitted Kitchen & Breakfast Room
- Utility Room
- Large Low Maintenance Garden
- Off Road Parking for Two Vehicles
- Close to Margate Town and Sea Front
- Ideally Situated for Local Shops and Schools
- Within Walking Distance of Margate Train Station



8 George V Avenue, Margate, Kent. CT95PX.

Freehold £485,000

SPACIOUS FAMILY HOME WITH OFF STREET PARKING AND A GREAT SIZE GARDEN. Terence Painter Estate Agents are proud to be marketing this well cared for four bedroom semi detached house on the popular George V Avenue, Margate. The house is laid out over two floors with the first floor having four bedroom and a family bathroom. The ground floor boasts a bright and airy lounge, downstairs shower/w.c, sitting room/dining room, fitted kitchen/breakfast room and a utility room. To the rear is a low maintenance garden with patio seating areas, raised pond, and vegetable growing area with workshop and shed.

The popular and thriving town of Margate is within walking distance: with its sandy beach, bars, restaurants and the Turner Contemporary. Those with children will find a choice of schools for all ages as well as Hartsdown Leisure centre and Margate Football ground if sport and fitness is your preferred activity.

Call us today on 01843 866866 to arrange your viewing. Sole Agents.

Ground Floor

Hallway

Via hardwood frosted glass front door.

Stairs to the landing, laminate flooring, radiator. under stairs storage, coving and doors to all rooms.

Lounge

5.15m into the bay x 4.02m in to recess (16' 11" x 13' 2") Multi aspect double glazed bay window to the front, feature gas fire with ornate surround, radiator, television point and coving.

W.C / Shower Room

2.83m x 1.03m (9' 3" x 3' 5") There is a frosted double glazed window to the front of the property, low level w.c and wash hand basin inset to a vanity unit, fully tiled shower cubicle, extractor and tiled walls and flooring.

Sitting/Dining Room

7.86m x 3.30m (25' 9" x 10' 10") There are sliding double glazed doors to the garden, feature gas fireplace, television point and radiators.

Kitchen/Breakfast Room

6.82m max x 4.92m max (22' 5" x 16' 2") L shaped room. There is an extensive range of white high gloss wall, base and drawer units with space for a range cooker, space and plumbing for a dishwasher and an American style fridge freezer. There is a stainless steel sink unit with mixer tap inset to roll top stone effect worktops, laminate flooring double glazed doors to the garden and a door to the utility room.

Utility Room

2.01m x 1.77m (6' 7" x 5' 10") There is space and plumbing for a washing machine and tumble dryer and a door to the front of the property.

First Floor

Landing

There is a window to the side of the property, loft access hatch and doors leading off to the bedrooms and bathroom.

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Bedroom One

5.14m into bay x 3.87m (16' 10" x 12' 8") There is a double glazed bay window to the front of the property, carpet flooring, built in wardrobes, television point, radiator and coving.

Bedroom Two

3.85m x 3.59m (12' 8" x 11' 9") There is a double glazed window to the rear, carpet flooring, radiator and coving.

Bedroom Three

4.51m x 1.97m (14' 10" x 6' 6") Double glazed window to the front, carpet flooring, radiator and coving.

Bedroom Four

2.57m x 2.26m (8' 5" x 7' 5") Double glazed window to the front, carpet flooring, radiator and coving.

Bathroom

2.40m x 1.93m (7' 10" x 6' 4") There is a frosted double glazed window to the rear of the property, low level w.c and wash hand basin inset to a vanity unit, P shaped bath with an antique style mixer tap with a shower attachment, chrome ladder style towel radiator, tiled walls and flooring.

Exterior

Rear Garden

Immediately to the property is a blocked paved patio area with steps up to a further paved and decked area with further steps up to a produce garden area with a raised pond, two timber sheds/workshop and a greenhouse.

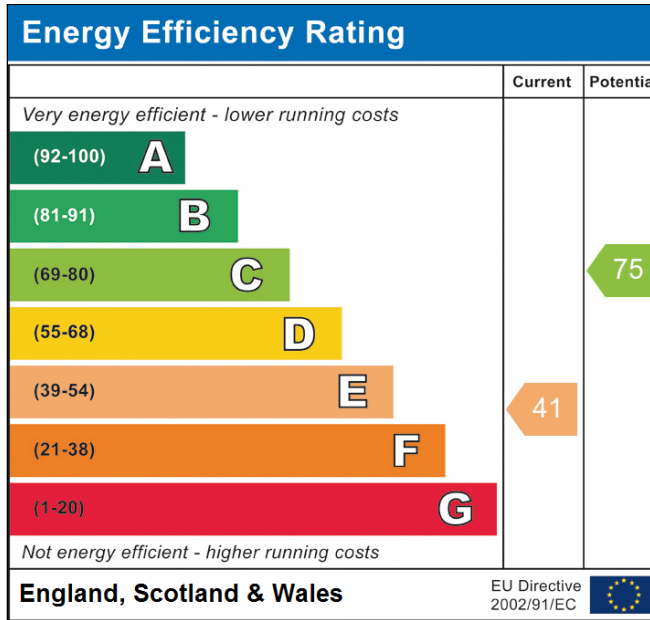
Agents Note

The council tax band is D.



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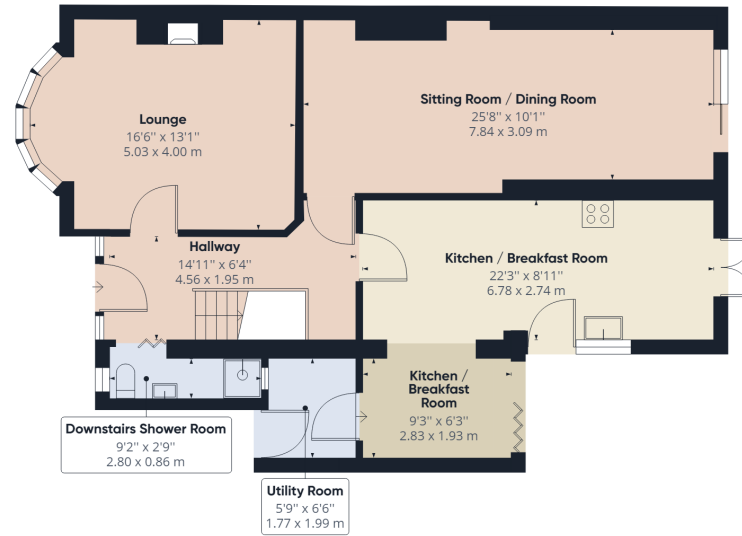


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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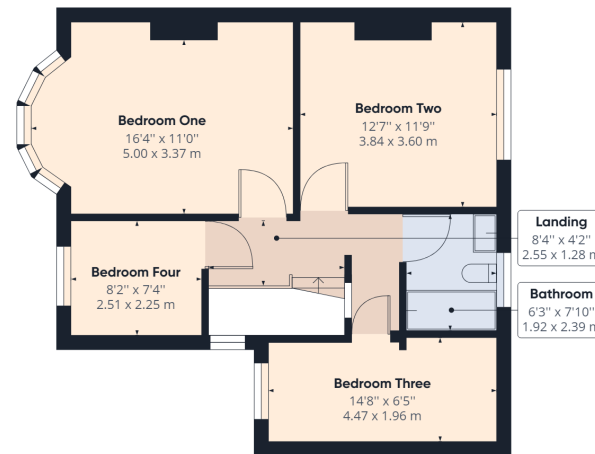


Ground Floor Building 1

Approximate total area⁽¹⁾

1498.57 ft²

139.22 m²



Floor 1 Building 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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