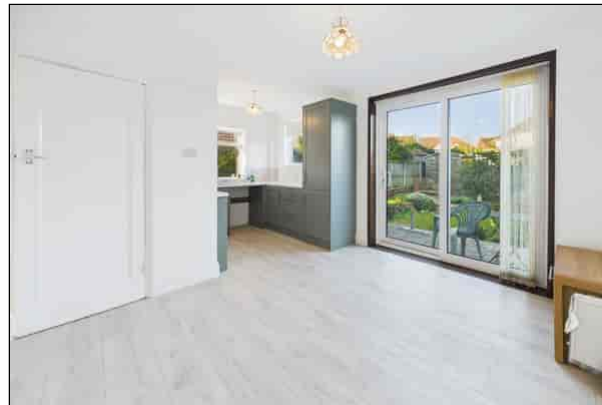




Terence Painter

ESTATE AGENTS

- Attractive Semi-Detached House
- Three Bedrooms
- Lounge
- Kitchen/Diner
- Newly Fitted Kitchen & Bathroom
- Mature 90ft (27m) plus West Facing Garden
- Gas Central Heating & Double Glazing
- No Forward Chain



30 Nash Court Road, Margate, Kent. CT94DH.

Freehold £295,000

A WELL CARED FOR ATTRACTIVE THREE BEDROOM SEMI-DETACHED HOUSE IDEALLY LOCATED CLOSE TO THE QEQM HOSPITAL & TRANSPORT LINKS

This well presented three bedroom semi-detached house is situated within a few hundred metres of the Queen Elizabeth the Queen Mother Hospital and local shops, with the beach and amenities at Margate town and the facilities at Westwood Cross all within a mile.

This home boasts a lovingly cared for and well established mature west-facing rear garden, featuring patio and lawned areas and a green-house for those who fancy growing some of their own produce.

The property has recently been partially renovated with a newly installed fitted kitchen and bathroom and is being offered with no forward chain. For your viewing appointment call the Sole Agents Terence Painter on 01843 866866.

## Ground Floor

### Entrance Porch

Entrance via part double glazed front door to enclosed entrance porch with further part double glazed door and side window leading to the hallway.

### Hallway

Newly fitted carpet. Two understairs storage cupboards, one housing meters and electrical consumer unit. Radiator. Stairs leading to first floor. Doors to lounge and kitchen/diner.

### Lounge

4.28m into bay x 3.52m into alcove (14' 1" x 11' 7") With double glazed bay window to front. Feature fireplace with electric coal effect fire with surround. Fitted shelves to alcoves. Radiator. Fitted carpet.

### Kitchen/Diner

5.20m x 3.59m max narrowing to 2.54m (17' 1" x 11' 9" > 8' 4") Recently renovated L-shaped room featuring laminate flooring throughout.

Dining Area: With double glazed patio doors overlooking the rear garden. Picture rail. Radiator. Open to:

Kitchen Area: Fitted with a range of attractive Shaker style cabinets incorporating drawers and an integrated fridge-freezer. Integrated electric oven with gas hob over and a stainless steel extractor canopy above. Stainless steel sink unit inset to marble effect laminate work surface area with localised wall tiling. Recess for washing machine or dishwasher (connection required). Double glazed windows to side and rear.

## First Floor

### Landing

Newly fitted carpet. Double glazed window to side. Cupboard housing gas fired combi boiler. Hatch to loft space.

### Bedroom One

4.45m into bay x 3.37m into alcove (14' 7" x 11' 1") Double glazed bay window to front. Picture rail. Fitted carpet. Radiator.

### Bedroom Two

3.59m x 3.21m into alcove (11' 9" x 10' 6") Double glazed window to rear. Built-in storage cupboard. Radiator.

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**£295,000**

## Bedroom Three

2.42m x 1.81m (7' 11" x 5' 11") Double glazed window to front. Picture rail. Fitted carpet. Radiator.

## Bathroom/W.C.

2.20m x 1.95m (7' 3" x 6' 5") Recently renovated double aspect room with double glazed windows to side and rear. Fitted with white suite comprising panelled bath with shower attachment and screen over. Wash basin with vanity storage under and fitted cabinet over. Low level W.C. Tiling to half wall height and full height over bath. Radiator. Laminate flooring.

## Exterior

### Rear Garden

Well established and cared for west facing rear garden measuring in excess of 27m (90ft) deep x 6.60m (21' 8") wide. Featuring mature specimen planting, lawned and patio areas. Timber shed and greenhouse. Side access with wooden gate.

### Front Garden

Planted with mature raised borders, front boundary wall, a few steps up to the front door and a small hardstanding area. There is unrestricted on street parking in front of the property.

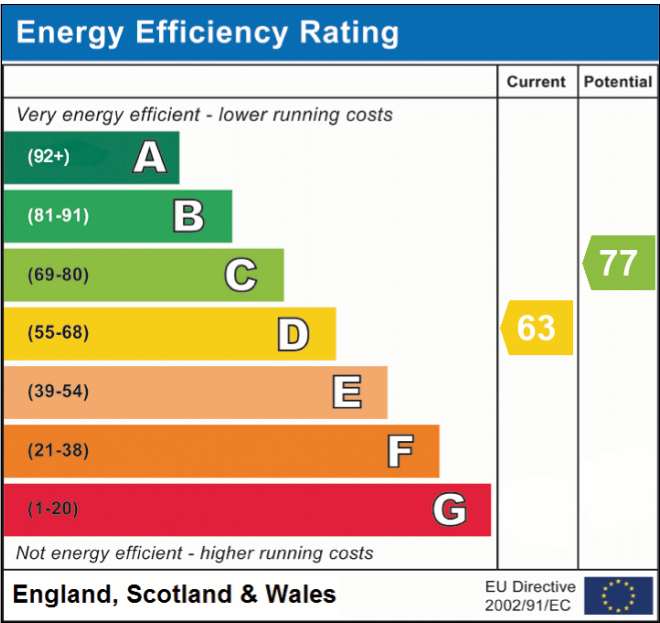
### Council Tax Band - C



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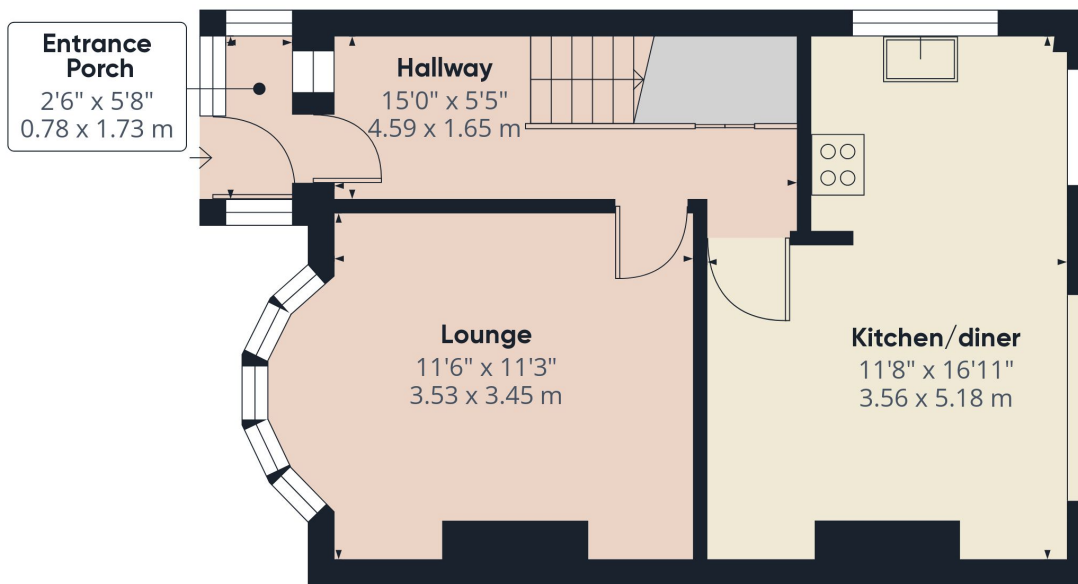
**£295,000**



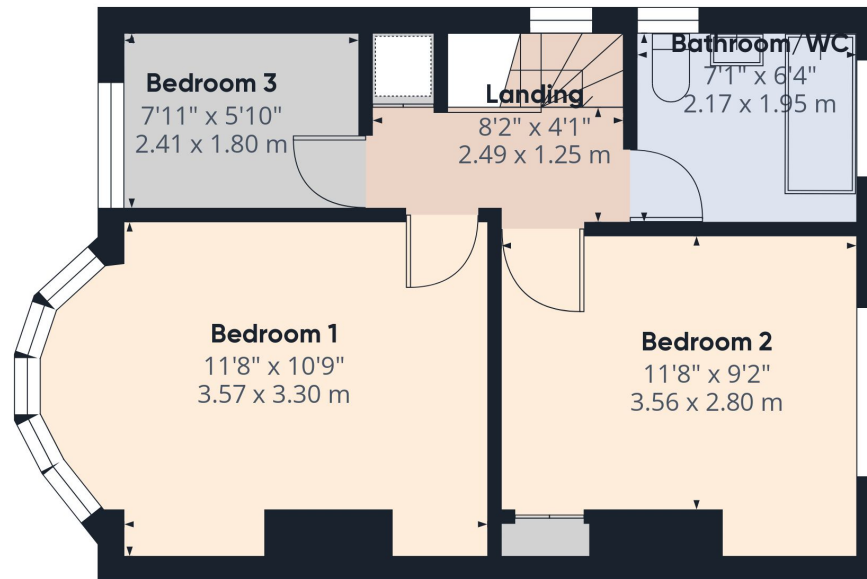


Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**  
 Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)  
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor



Floor 1

**Terence Painter**  
ESTATE AGENTS

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

802.77 ft<sup>2</sup>

74.58 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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**£295,000**