



Terence Painter

ESTATE AGENTS

- Semi Detached House
- Three Bedrooms
- Modern Shower Room (Formerly a Bathroom)
- Well Appointed Kitchen with a Larder Cupboard
- Close Proximity to Beach, Shops, Schools & Transport Links
- 75'6" Rear Garden
- Popular & Sought After Location
- 22'2" Lounge/Diner
- Double Glazed and Gas Central Heating
- No Forward Chain



46 Maynard Avenue, Margate, Kent. CT95PT.

Freehold £350,000

THREE BEDROOM SEMI DETACHED HOUSE CLOSE TO LOCAL AMENITIES AND WITH NO FORWARD CHAIN.

Located in one of Westbrook's most popular residential areas close to local shops, schools and within half a mile of the sea front and railway station this delightful three bedroom home couldn't be better placed for family life.

The spacious accommodation features a good size entrance hall, well appointed kitchen with a walk in larder, 22'2" lounge/diner, three bedrooms, modern shower room which was formerly a bathroom and a separate w.c.

Externally this home features a 75'6" mainly lawned rear garden with a large brick built store.

This property is being offered to the market with no forward chain so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing

Ground Floor

Entrance

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

Entrance Porch

There is a glazed wooden door with sidelight to the entrance hall.

Entrance Hall

2.81m x 2.74m (9' 3" x 9' 0") This generous size entrance hall features a double glazed window to the side of the property, under stairs storage cupboard, carpeted stairs to the first floor, radiator , carpet flooring and doors leading off to the kitchen and lounge/diner.

Lounge/Diner

6.75m x 3.62m (22' 2" x 11' 11") There is a double glazed window to the front of the property, double glazed sliding doors to the rear which gives access to the rear garden, feature brick fireplace with an electric fire inset, television point, radiators, service hatch to the kitchen and carpet flooring.

Kitchen

3.75m x 2.76m (12' 4" x 9' 1") Measurements include a range of cream shaker style wall, base and drawer units with space and plumbing for an electric cooker, washing machine, fridge and freezer. This room also features a sink unit with mixer tap, wood effect roll top work surfaces, walk in larger with a frosted double glazed window to the side, double glazed window to the rear, part glazed upvc door to the side which gives access to the garden, tiled walls and vinyl flooring.

First Floor

Landing

There is a double glazed window to the side of the property on the split landing, access hatch to the loft space, carpet flooring and doors leading off to the bedrooms. shower room and separate w.c.

Bedroom One

3.79m x 3.03m (12' 5" x 9' 11") There is a double glazed window to the front of the property, fitted cupboard with shelving, radiator and carpet flooring.

Bedroom Two

3.80m x 2.87m (12' 6" x 9' 5") There is a double glazed window to the rear, fitted double wardrobe and chest of drawers, built in cupboard with shelving, radiator and carpet flooring.

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Bedroom Three

2.78m x 2.42m (9' 1" x 7' 11") There is a double glazed window to the front of the property, fitted cupboard with hanging rail, radiator and carpet flooring.

Shower Room (Formerly a Bathroom)

2.76m x 1.80m (9' 1" x 5' 11") This nicely appointed shower room which was formerly a bathroom features a double walk in shower cubicle with a chrome mixer shower, wash hand basin with mixer tap inset to a vanity unit, fitted linen cupboard, chrome ladder style towel radiator, tiled walls and vinyl flooring.

Separate W.C

There is a frosted double glazed window to the side of the property and low level w.c.

Exterior

Rear Garden

23m x 8.20m (75' 6" x 26' 11") This generous size garden is mainly laid to lawn with an eclectic range of mature trees, hedges and planting. There is a brick built garden store which is arranged into two areas, side access gate and tap.

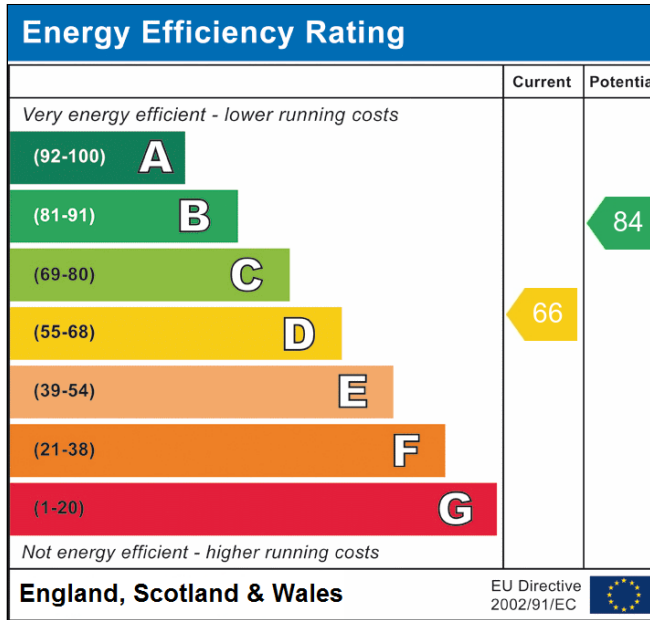
Garden Store

3.21m x 2.02m (10' 6" x 6' 8") This measurement is for the main area of the garden store which features a window and door to the garden. The other area of the garden store measures 1.99m x 0.82m (6' 6" x 2' 8") and has a tap..



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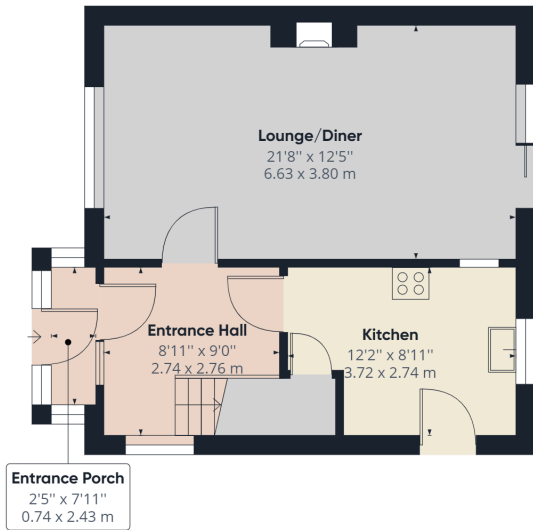


Viewing strictly by prior appointment with the Selling Agents
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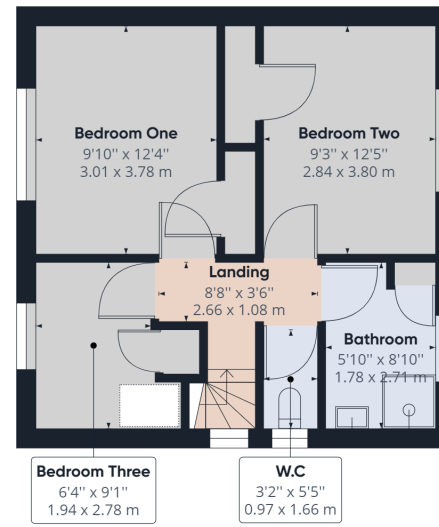
Email: sales@terencepainter.co.uk

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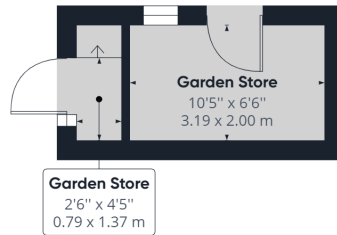
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1021.17 ft²
94.87 m²

(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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