





Alexander Russell

your personal estate agent

47 Friends Avenue, Margate, CT9 3XE

GUIDE PRICE £240,000 to £250,000

 3  2  1



t: 01843 269188 | www.alexander-russell.co.uk



Alexander Russell
your personal estate agent



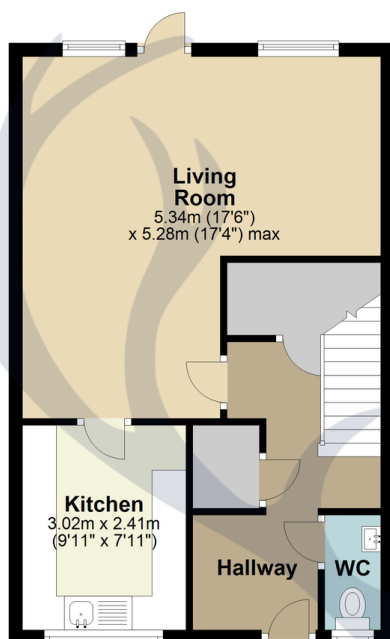
Alexander Russell

your personal estate agent

- GUIDE PRICE £240,000 to £250,000
- Large living room with garden access
- Pleasant rear views over open fields
- Private enclosed lawned rear garden
- Set back from the road with front lawn
- Spacious three-bedroom family home
- Two double bedrooms, plus a single
- Versatile storage, potential home office
- Convenient downstairs cloakroom/WC
- EPC RATING - 74 | C

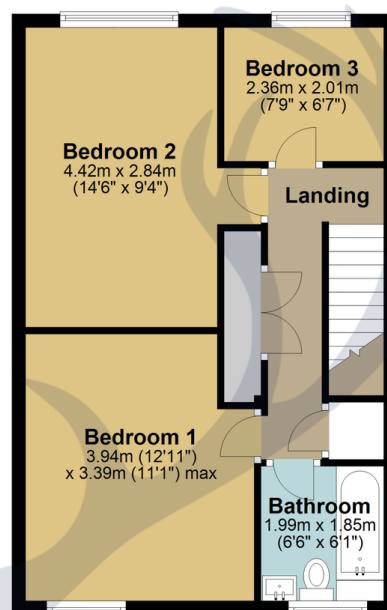
Ground Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.8 sq. feet)



Total area: approx. 89.6 sq. metres (964.6 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

GUIDE PRICE £240,000 to £250,000 | A well-presented three-bedroom home with spacious living, a private garden, views from the back bedrooms and versatile storage, perfect for families or first-time buyers.

