



34 Draco Drive, Margate CT9 4FY



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GUILDCREST ESTATES

Draco Drive, Margate CT9 4FY

**£230,000**

Welcome to this charming modern terraced house located on Draco Drive in the delightful seaside town of Margate. This property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

Upon entering, you will find a welcoming reception room that leads seamlessly into a contemporary kitchen and dining area, perfect for entertaining guests or enjoying family meals. The kitchen is well-equipped and designed for modern living, ensuring that cooking and dining are both enjoyable experiences.

The house boasts two spacious double bedrooms, one of which features an en suite bathroom, providing a private retreat for relaxation. The second bedroom is equally generous in size, making it suitable for guests or as a home office. Additionally, there is a conveniently located downstairs WC, enhancing the practicality of the home.

Step outside to discover a low-maintenance garden, ideal for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening. This outdoor space offers a pleasant area for alfresco dining or simply unwinding in the fresh air.

Parking is made easy with allocated space for one vehicle, ensuring you have a secure spot for your car. The property is offered with no chain, allowing for a smooth and swift transaction.

Conveniently located near the Westwood shopping centre, you'll have easy access to a variety of shops, restaurants, and amenities, all within walking distance. Nestled between the coastal towns, you are close to the sandy beaches of Margate, Broadstairs and Ramsgate with blue flag status.

In summary, this modern terraced house on Draco Drive presents an excellent opportunity to own a lovely home in Margate, combining modern amenities with a convenient location.

Council Tax Band B  
Service Charge is approx £255PA  
Freehold  
Mains water, sewer, electricity, gas with gas central heating  
Fixed wireless broadband

**Lounge**  
11'9 x 11'0 (3.58m x 3.35m)

**Kitchen**  
13 x 9'9 (3.96m x 2.97m)

**Cloakroom**





**Bedroom 1**  
10'2 x 9'8 (3.10m x 2.95m)

**Bedroom 2**  
13'4 x 8'9 (4.06m x 2.67m)

**En-Suite Shower Room**

**Bathroom**





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### Key Features

- Lovely modern home
- 2 double bedrooms
- Bathroom and En Suite
- Downstairs WC
- Close to Westwood cross shopping center
- Low Maintenance garden
- NO CHAIN
- EPC rating B

### Important Information

Freehold

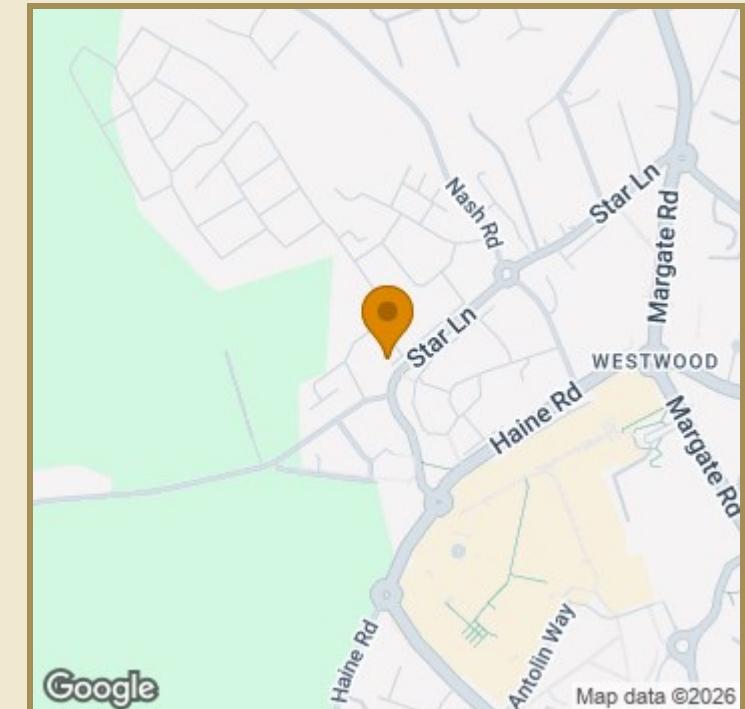
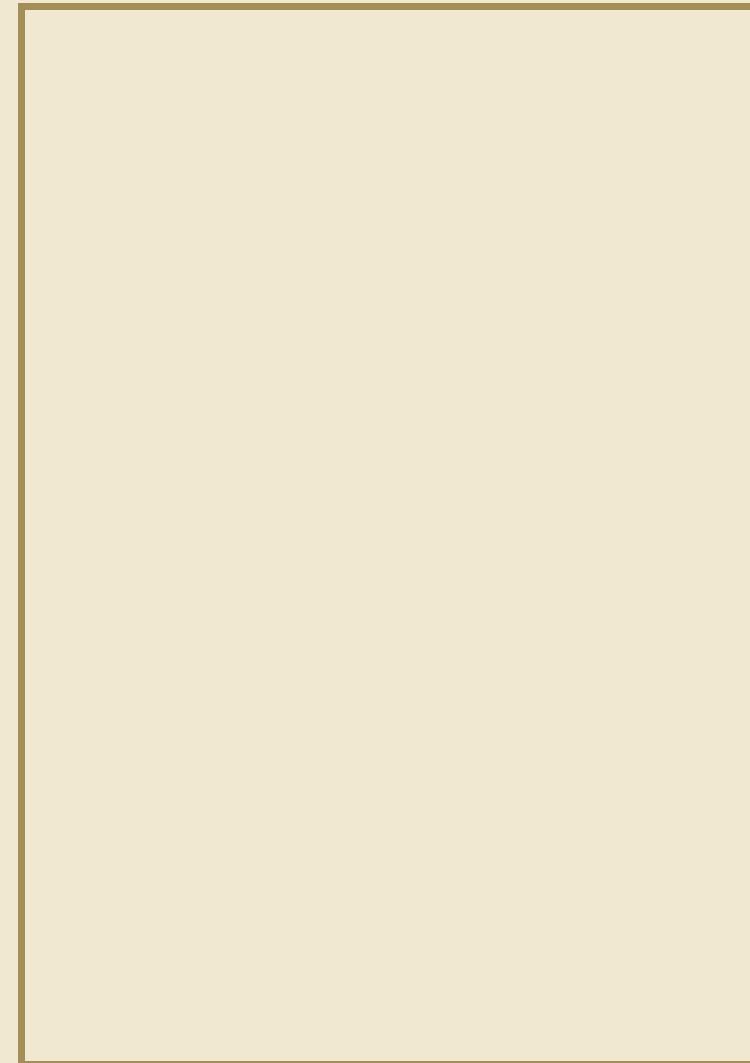
House - Terraced

sq ft

Council Tax Band B

EPC Rating B

£230,000



Google

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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