



GUILDCREST ESTATES



77 Upper Dane Road, Margate CT9 2LZ



3



2



2



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£1,650 Per month

Located on the popular Upper Dane Road in the coastal town of Margate, this 3 storey end-terrace house presents a wonderful opportunity for those seeking a spacious family home. With three generously sized bedrooms and two reception rooms, this property offers ample space for both relaxation and entertaining.

Situated close to the picturesque Dane Park, residents can enjoy the beauty of nature right on their doorstep, perfect for leisurely strolls or family picnics in the park. The property also features a quaint courtyard garden, providing a private outdoor space to unwind and enjoy the fresh air.

Whether you are a growing family or looking for a spacious retreat by the sea, this property is a must-see. Embrace the opportunity to transform this house into your dream home in the delightful golden sands of Margate.

Public transport in the area is fantastic. There are regular, local bus services, covering the whole of Thanet and Canterbury. There is a railway station close by, including the High Speed Link to London, making commuting easy.

Don't miss out on the opportunity to make this house your new home in this sought-after





location. Contact us today to arrange a viewing

Council Tax Band B
Mains water, sewer, electricity, gas with gas central heating
Fixed wireless broadband
Security deposit £1,903.00



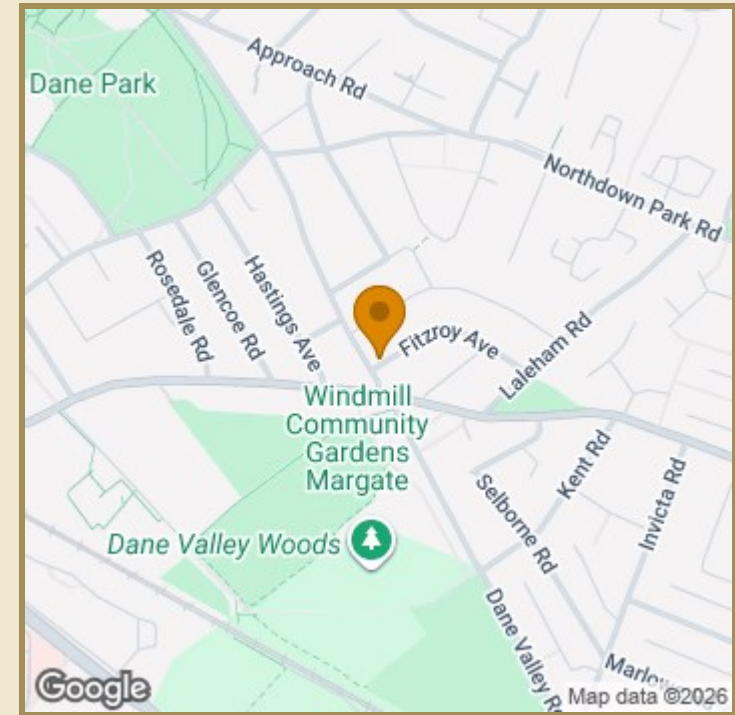
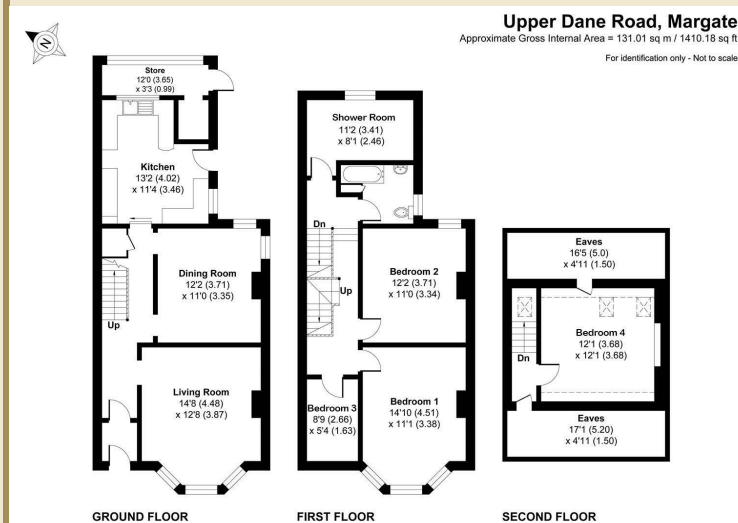
Key Features

- 3 Double bedrooms
- 2 Reception rooms
- Home office or Nursery
- Close to Dane Park
- Gas heating and double glazing
- Parking for 2 cars
- Courtyard back garden
- Council Tax band B

Important Information

House - End Terrace
126.00 sq ft
Council Tax Band B
EPC Rating D

£1,650 Per month



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	57	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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