



GUILDCREST ESTATES



4 Castle Drive, Margate CT9 4FN



3



2



1



GUILDCREST ESTATES

Castle Drive, Margate CT9 4FN

£259,950

Conveniently located in the Westwood Cross area of Margate, this modern end-terrace townhouse presents an excellent opportunity for those seeking a comfortable and stylish home. With three spacious double bedrooms, this property is perfect for families or those looking for extra space. The master suite boasts its own ensuite shower room, while the other two bedrooms conveniently share a well-appointed family bathroom. Additionally, a downstairs cloakroom adds to the practicality of the layout.

The property is neutrally decorated and maintained in good condition throughout, allowing for a seamless transition for new owners. The generous living space includes a welcoming reception room, ideal for relaxation or entertaining guests.

Outside, the low-maintenance garden features astro turf, providing a perfect area for outdoor enjoyment without the hassle of extensive upkeep. The allocated parking space ensures that you will always have a convenient place for your vehicle.

Being situated close to Westwood Cross, this home offers easy access to a variety of shops, restaurants, and amenities, making it an ideal location for modern living. With no chain involved, this property is ready for you to move in and make it your own. Don't miss the chance to view this delightful townhouse in Margate.

Council Tax Band C

Freehold

Mains water, sewer, electricity, gas with gas central heating

Fixed wireless broadband





Porch

Lounge

14'9 x 11'10 (4.50m x 3.61m)

Cloakroom

Kitchen/Dining Room

11'10 x 8'9 (3.61m x 2.67m)

Bedroom 2

11'10 x 10'5 (3.61m x 3.18m)



Bathroom

Bedroom 3

1'10 x 8'10 (0.56m x 2.69m)

Bedroom 1

42'7"3'3" x 26'2"16'4" (13'1 x 8'5)

En-Suite Shower Room





GUILDCREST ESTATES

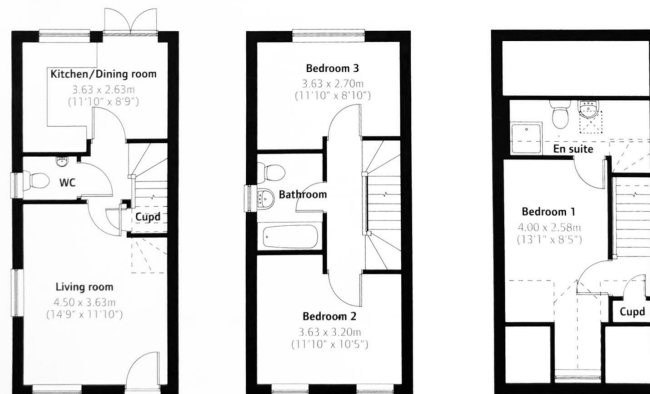
Key Features

- Modern end-terrace townhouse
- Three spacious double bedrooms
- Bedroom one with ensuite shower room
- Neutrally decorated and maintained in good condition throughout
- Allocated parking space
- Low maintenance rear garden

Important Information

Freehold
House - End Terrace
920.00 sq ft
Council Tax Band C
EPC Rating B

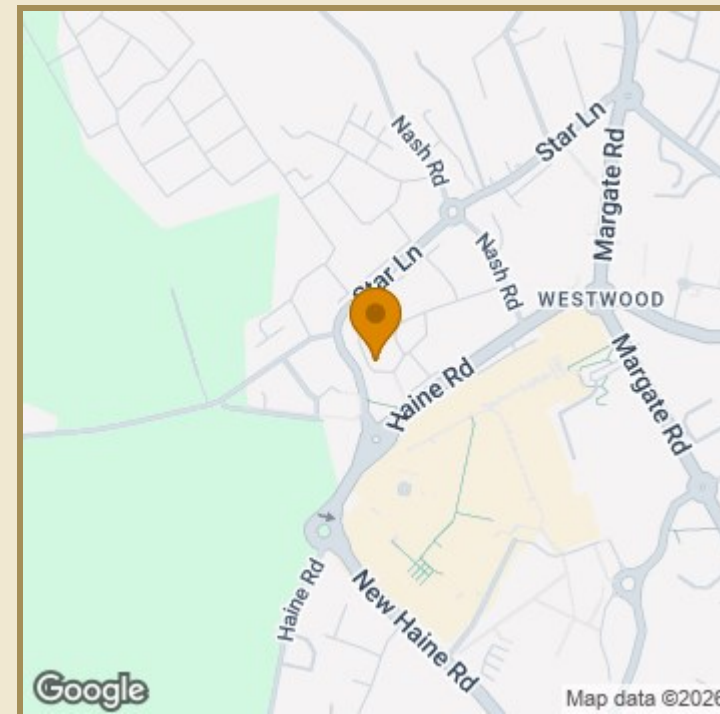
£259,950



Ground floor

First floor

Second floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	
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	



01843 272200 www.guildcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB. Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.