



32 Richborough Close, Margate CT9 4FA



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GUILDCREST ESTATES

Richborough Close, Margate
CT9 4FA

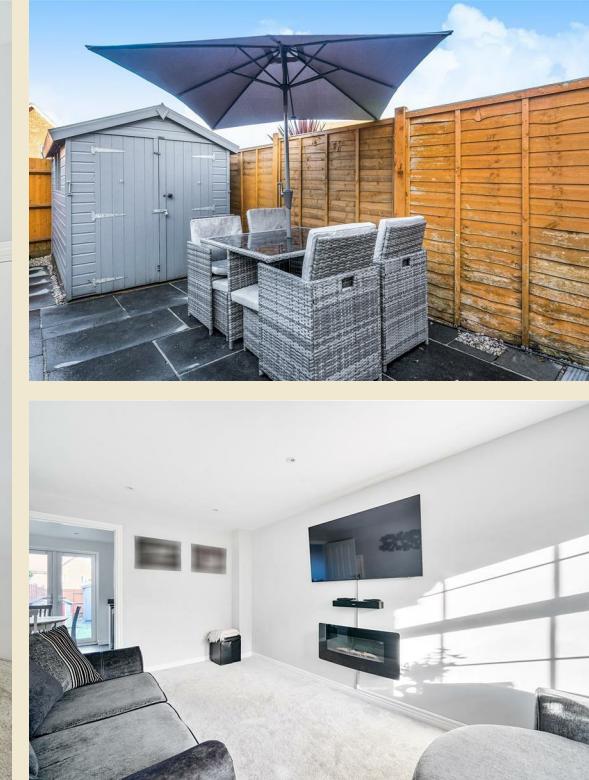
£239,950

Located in the popular and sought after Richborough Close, Margate, this nearly new terraced house built in 2016 is a gem waiting to be discovered. Boasting a airy lounge, a convenient downstairs WC, and a modern kitchen/diner, this property offers a perfect setting for comfortable living. With 2 bedrooms, an en suite, and a family bathroom, there's ample space for relaxation and privacy.

The low maintenance garden is perfect for any family to enjoy, while the allocated parking ensures you never have to worry about finding a spot. This property is an ideal choice for those looking for their first home, offering a blend of modern amenities and a warm, welcoming atmosphere.

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 and Margate, Broadstairs and Ramsgate with blue flag status.

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





To make this beautiful house your home,
book your viewing today.

Council Tax Band B
Service Charge is £240 PA
Freehold
Mains water, sewer, electricity and gas with
gas central heating
Fixed wireless broadband



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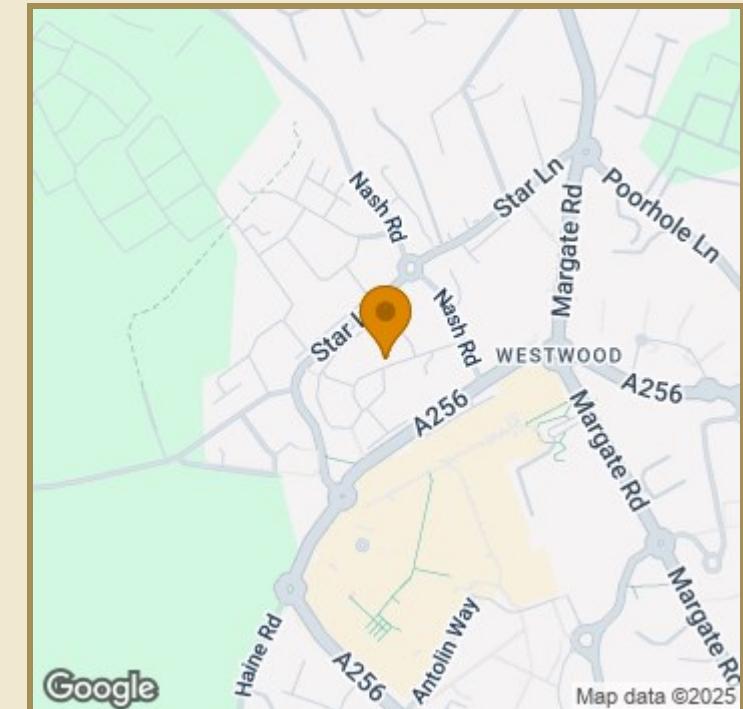
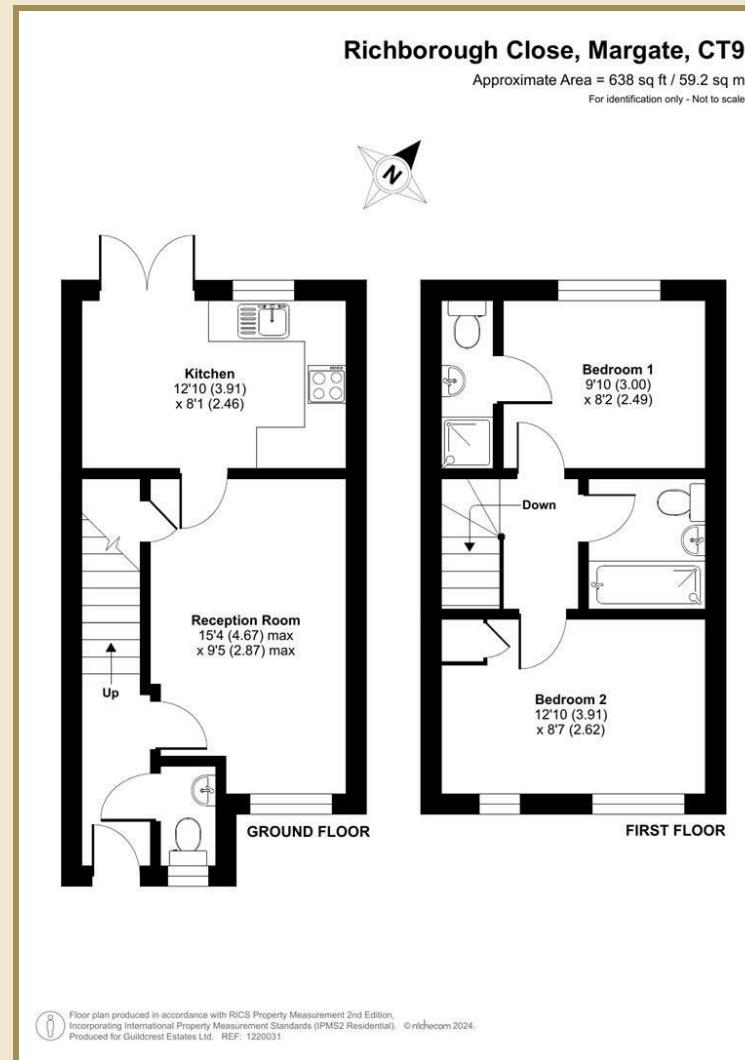
Key Features

- 2 Bedrooms
- En Suite to master bedroom
- Downstairs WC
- Modern kitchen/dining room
- Close to Westwood shopping center
- Allocated parking space
- EPC rating B
- Council tax band B

Important Information

Freehold
House - Terraced
638.00 sq ft
Council Tax Band B
EPC Rating B

£239,950



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	97	
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	97	
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not environmentally friendly - higher CO₂ emissions</small>		
England & Wales	EU Directive 2002/91/EC	