



GUILDCREST ESTATES



16 Bishop Close, Margate CT9 4FP



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Bishop Close, Margate CT9 4FP

**£249,950**

2 Gardens!!!!!!

Located on Bishop Close in Margate, this modern end of terrace house offers a delightful blend of comfort and style. Positioned at the end of a quiet close, the property benefits from an allocated parking space along with additional visitors' bays, ensuring convenience for both residents and guests.

Upon entering, you are welcomed into a spacious and well-presented lounge, featuring elegant hardwood flooring and a charming wood panel feature wall that adds character to the space. This inviting area is perfect for relaxation or entertaining guests.

The modern kitchen/diner is a true highlight, boasting patio doors that open out to a sunny and generously sized rear garden, complete with an astro turf lawn and gate leading to further garden which is lawned and has storage shed and double gates to the front. This outdoor space is ideal for enjoying the warmer months, whether for family gatherings or simply soaking up the sun.

The property comprises three bedrooms, including two well-proportioned double rooms and a single bedroom. The largest double bedroom benefits from an ensuite shower room, providing added privacy and





convenience. Additionally, a family bathroom serves the other bedrooms, ensuring ample facilities.

This charming home in Margate is perfect for families or those seeking a peaceful retreat while remaining close to the local amenities of Westwood Cross. With its modern features and inviting atmosphere, it is a property not to be missed.

Council Tax Band C

Freehold

Maintenance Approx £250pa

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

Fixed wireless broadband





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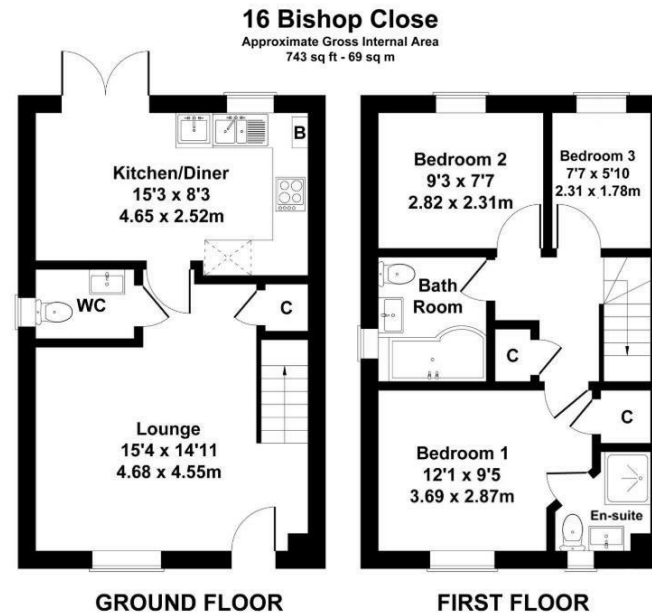
## Key Features

- Modern end of terrace house positioned at the end of a quiet close
- Spacious and well-presented lounge
- Modern kitchen/diner with patio doors
- 2 GARDENS!!
- Three bedrooms, including two doubles and a single
- Ensuite shower room, family bathroom and downstairs toilet
- Close to the local amenities of Westwood Cross
- Allocated parking space and additional visitors' bays

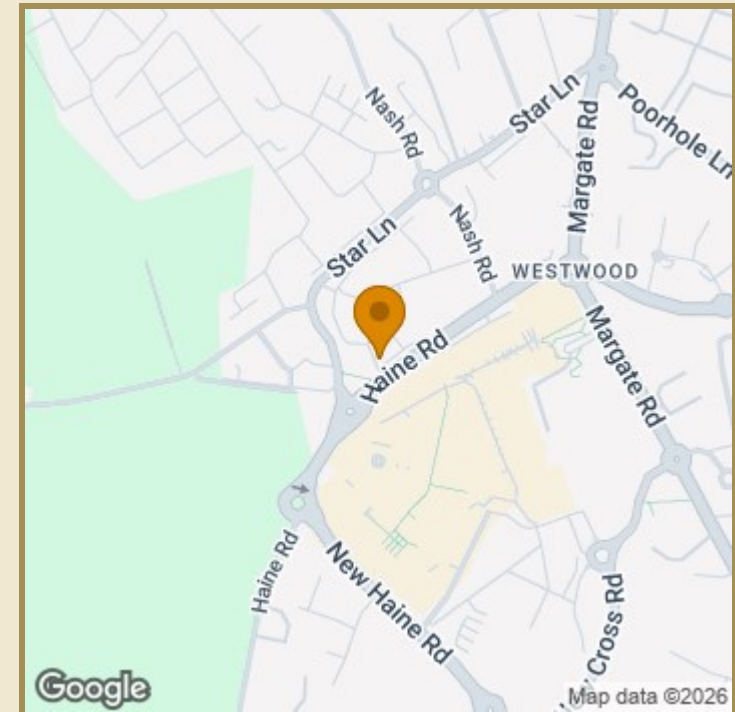
## Important Information

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

£249,950



Not to Scale.  
For Illustrative Purposes Only.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 96        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | EU Directive 2002/91/EC |           |
| England & Wales                             |                         |           |

| 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 |                         |           |
|                                                                 | EU Directive 2002/91/EC |           |
| England & Wales                                                 |                         |           |



01843 272200 [www.guildcrestestates.co.uk](http://www.guildcrestestates.co.uk)

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



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