



GUILDCREST ESTATES



11 Barnes Avenue, Margate CT9 5EQ



5



2



3



GUILDCREST ESTATES

Barnes Avenue, Margate CT9  
5EQ

**£630,000**

Positioned in the desirable Avenues of Margate, this charming semi-detached house on Barnes Avenue offers a perfect blend of space and comfort. With five generously sized bedrooms, this property is ideal for families or those seeking extra room for guests or a home office. The three reception rooms provide ample space for relaxation and entertainment, ensuring that there is a place for everyone to unwind.



One of the standout features of this home is the swimming pool. Additionally, the property offers parking for two vehicles and a garage which is currently being used as a study.

Situated just a short stroll from the sea front, you can relish the beauty of coastal living with the beach at the end of the road. This location not only provides stunning views but also easy access to the vibrant local community, shops, and amenities that Margate has to offer.

This older property combines character with

modern living, making it a wonderful opportunity for those looking to settle in a picturesque and lively part of Kent. Don't miss the chance to make this delightful house your new home.

Council Tax Band D

Freehold

Mains water, sewer, electricity and gas with gas central heating  
Fixed wireless broadband





GUILDCREST ESTATES

## Key Features

- 5 bedrooms
- 3 reception rooms
- 2 bathrooms
- Sought after location
- Close to the beach
- Nice size garden with swimming pool
- No Chain
- Council tax band D

## Important Information

Freehold

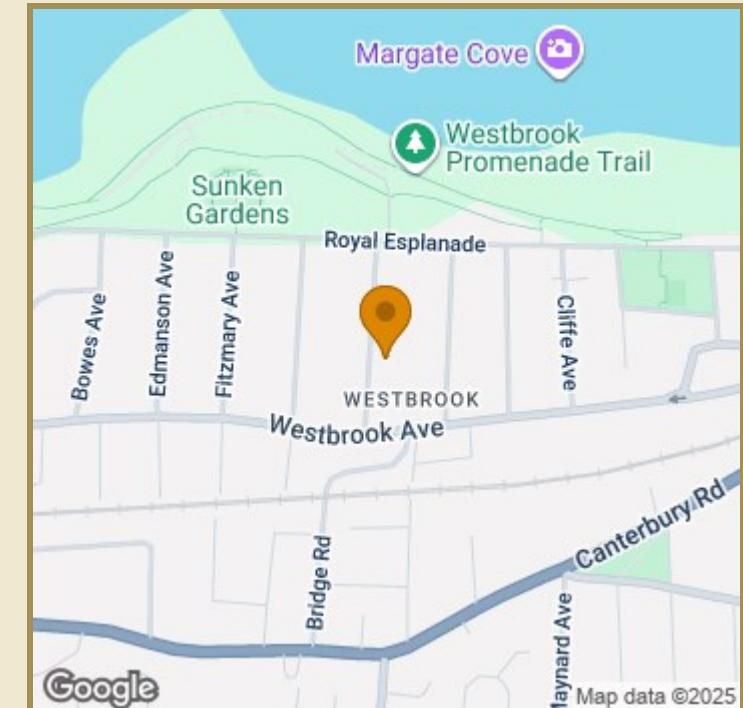
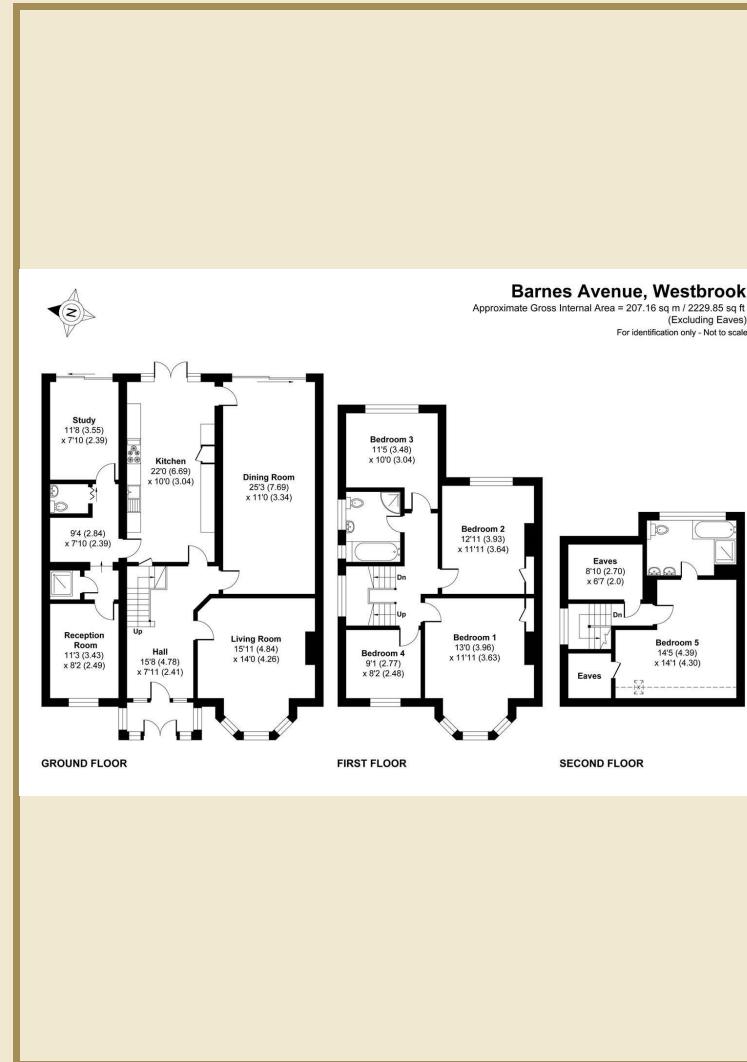
House - Semi-Detached

2229.00 sq ft

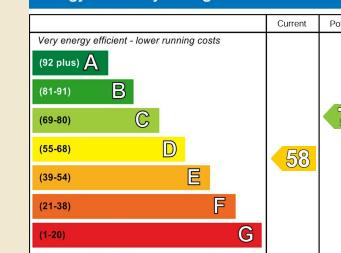
Council Tax Band D

EPC Rating D

£630,000

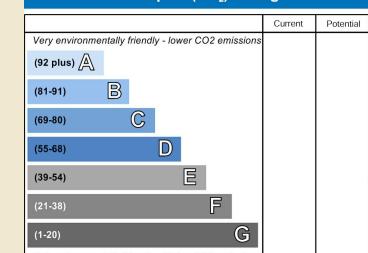


### Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

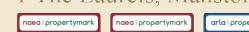


England & Wales EU Directive 2002/91/EC



01843 272200 [www.guilderestestates.co.uk](http://www.guilderestestates.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 firms employment has the authority to make or give any representation or warranty in respect of the property.