



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.

The heart of the home is the good-sized kitchen and breakfast room, which invites you to enjoy leisurely meals with family and friends. The property also boasts two well-appointed bathrooms, adding convenience for busy mornings or hosting visitors.

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





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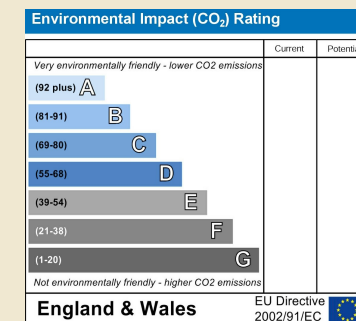
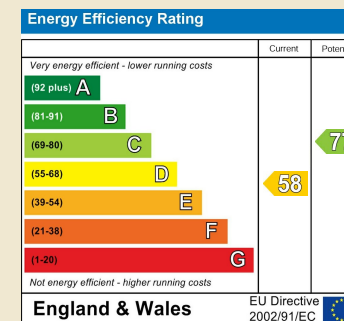
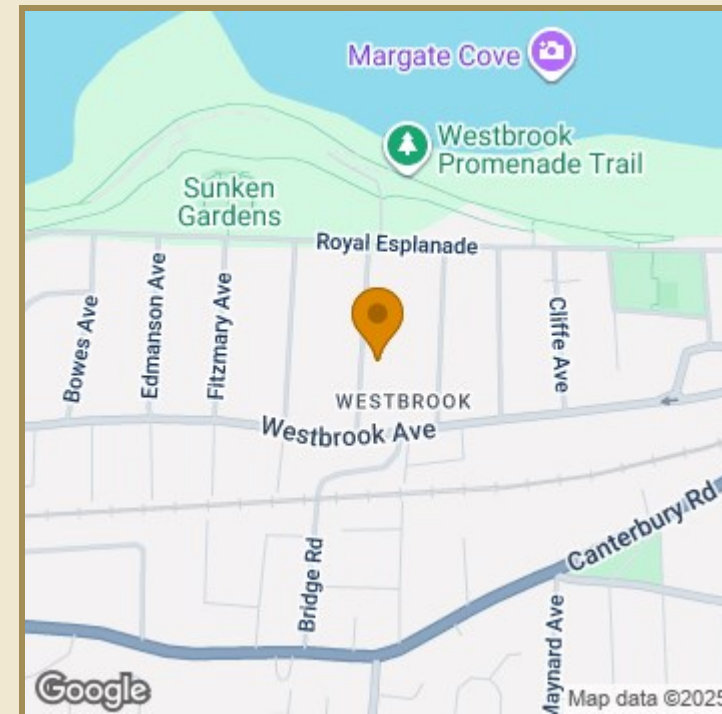
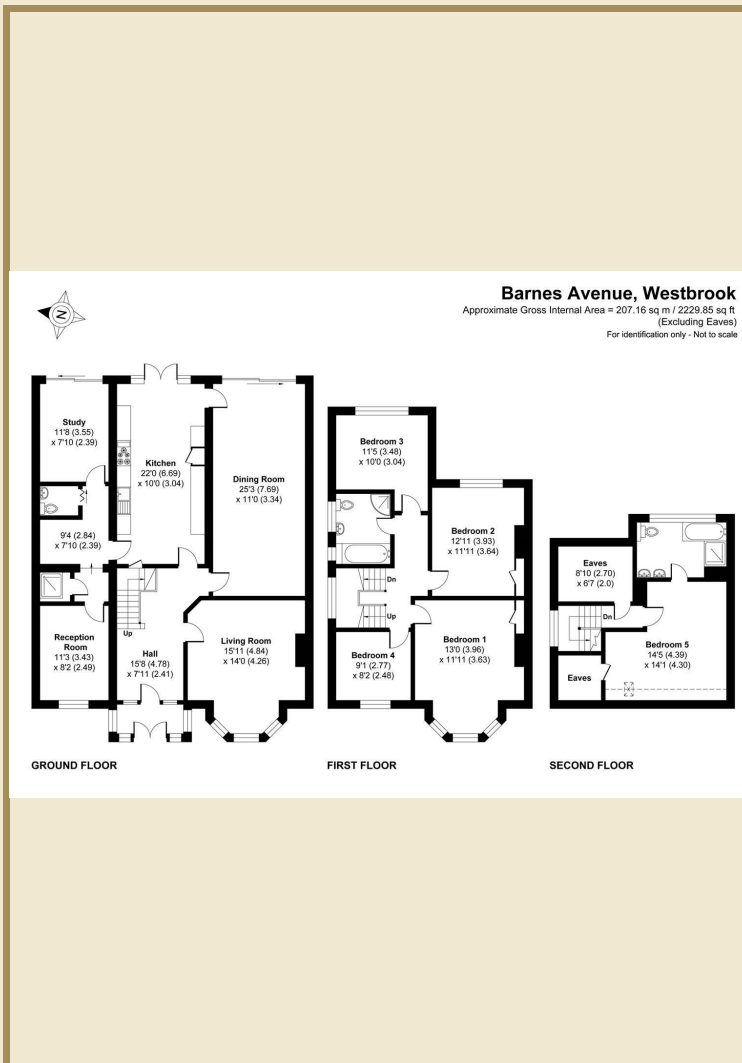
## Key Features

- 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



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