



GUILDCREST ESTATES



112 Millmead Road, Margate CT9 3QS



2



1



2



GUILDCREST ESTATES

Millmead Road, Margate CT9  
3QS

**Offers over £300,000**

Take a look at this delightful chain free two bedroom detached bungalow with driveway and fabulous rear garden, an absolute gem for gardening enthusiasts and lovers of a South facing garden!

The property greets you with a gated driveway and lawn leading to a former garage, now a great workshop space. Internally there is a modern fitted kitchen with high gloss wall and base mounted cabinets, integrated appliances and breakfast bar. The lounge/diner is well proportioned with a fireplace and flows into the conservatory over looking the garden, a peaceful, relaxing aspect to enjoy the view.

The bungalow has two bedrooms with fitted wardrobes and bedroom units, both offering great space. A modern shower room with quadrant shower and vanity unit with inset sink completes the internal space.

As mentioned, the rear sunny garden is an attractive focal point of this property, landscaped to raised decking area, an ideal spot for to enjoy a morning cuppa or evening beverage, and laid mainly to lawn. There is a garden shed for storage and access to the workshop.

Margate is a fantastic seaside town and has gained a reputation for its vibrant





entertainment, culture and cuisine. It is home to the UK's original pleasure park 'Dreamland', the Turner Gallery, fast Rail links into London and famous stunning sandy beaches and sparkling bays. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

This is in our opinion a previously well loved fabulous bungalow ready for a new owner to make their home.

Call Guildcrest Estates to book your viewing and find out for yourselves.

Freehold

Mains water, sewage, gas central heating.

FTTP

Council Tax C

EPC D



GUILDCREST ESTATES

## Key Features

- Chain free
- South facing garden
- Conservatory
- Lounge/diner
- Modern kitchen
- Modern shower suite
- Workshop
- Driveway

## Important Information

Freehold

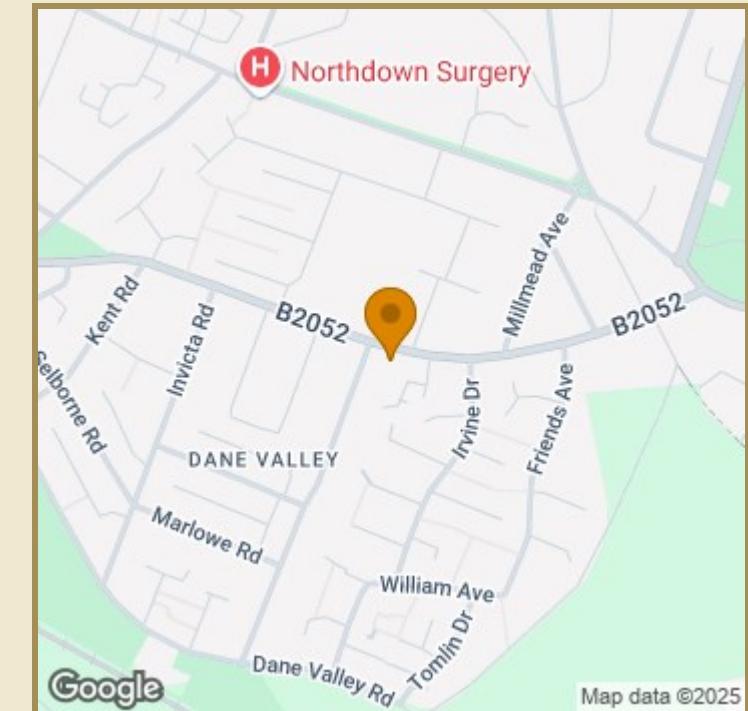
Bungalow - Detached

914.07 sq ft

Council Tax Band C

EPC Rating D

£300,000



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	