



GUILDCREST ESTATES



20 Alicia Avenue, Margate CT9 5JY



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Alicia Avenue, Margate CT9 5JY

£310,000

Located in the popular and sought after Alicia Avenue in Margate, situated in a lovely cul de sac, this modern semi-detached house is offered chain free and presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The modern kitchen is designed for both functionality and style, making it a delightful space for any family and their needs.

The good-sized lounge and dining room provide a welcoming area for relaxation and entertaining guests, ensuring that family gatherings and social events can be enjoyed to the fullest. The contemporary bathroom complements the overall modern aesthetic of the home, providing a serene retreat for unwinding after a long day.

One of the standout features of this property is the generous off-road parking, accommodating up to four vehicles, which is a rare find in many urban settings. Additionally, the good-sized lawned garden offers a perfect outdoor space for children to play, gardening enthusiasts to flourish, or simply relax on the patio, perfect for enjoying the fresh air and also ample space for extending the house subject the relevant planning.

Conveniently located close to local schools,





this home is ideal for families seeking a nurturing environment for their children. With its blend of modern amenities and practical features, this property on Alicia Avenue is a wonderful place to call home. Don't miss the chance to view this delightful residence and envision your future in this lovely Margate neighbourhood.

Council Tax Band C

Freehold

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

Fixed wireless broadband



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Key Features

- 3 bedrooms
- Good size Lounge/Dining Room
- Modern Kitchen and bathroom
- Downstairs WC
- Cul de sac location
- Nice size garden
- Scope to extend subject to relevant planning
- Council tax band C

Important Information

Freehold

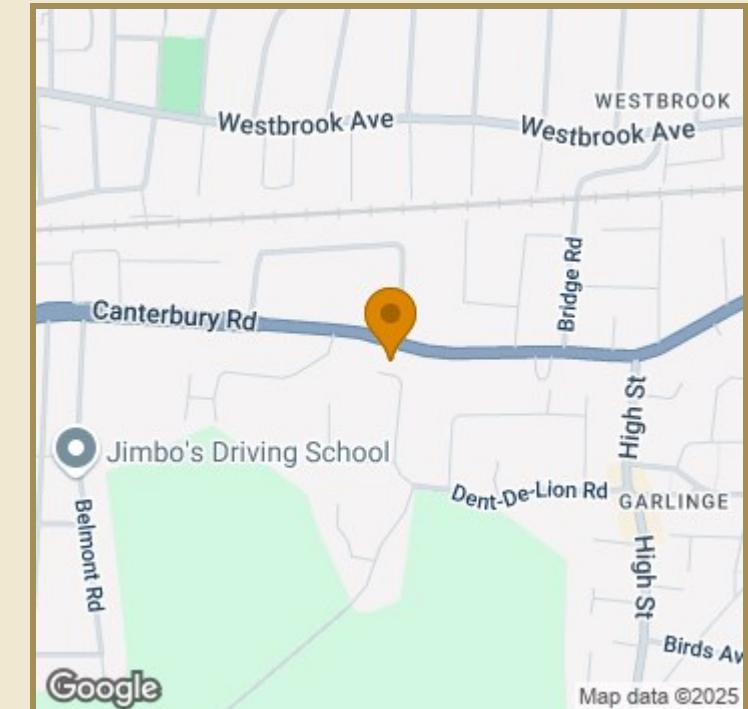
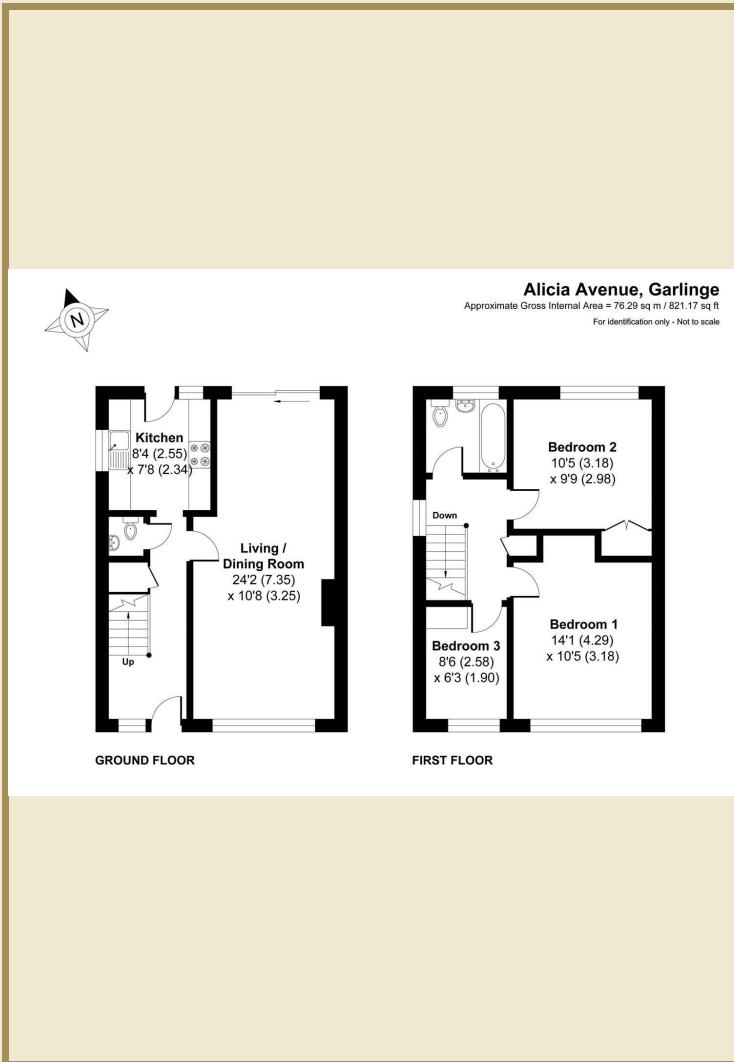
House - Semi-Detached

821.00 sq ft

Council Tax Band C

EPC Rating C

£310,000



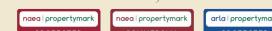
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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