



Price

£440,000

Freehold

5 x 

3 x 

3 x 

**Friends Avenue,
Margate, CT9 3XQ**

Lovetts are pleased to bring to market this welcoming property on Friends Avenue, this impressive 5-bedroom semi-detached home effortlessly merges comfort and practicality to craft an amazing space for your family.

The front-facing living room gets plenty of light. and provides access to a downstairs Office Space, perfect for work or just relaxing. Through the Living Room you will find an open-plan Kitchen/Diner with fitted wall/base units, fitted electric oven with gas hob over & plumbing for a washing machine + dishwasher there are also double doors to the rear garden.

Upstairs, there are Five Bedrooms, the primary having an en-suite shower room. There is also a family Bathroom with a shower facility too. Finally, to the right of the home you will find a useful garage, providing both secure parking and storage facilities.



Lovetts Birchington Ltd. Trading as Lovetts Property Services
Registered Office – 13 Station Road, Birchington, Kent, CT7 9DJ
Reg. In England No. 4264378 VAT No.785 158296
Directors: Richard Crosby MNAEA & Tracey Crosby





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- EPC Rating - C
- Ideal Family Home
- Garden To The Rear
- Off Street Parking
- Close To Local Amenities
- Ground Floor Office
- Good Transport Links
- Garage To Side
- Vacant Possession



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Friends Avenue, Margate, CT9 3QX
Total Floor Plan Approximately – 157m²

Ground Floor

First Floor

This Floor plan is for illustrative purposes only, and should be used as such by any potential purchaser. All measurements are approximate and all parties must rely on their own inspection

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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