## LOVETTS PROPERTY SERVICES



**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.

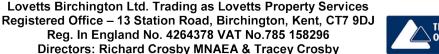
Upstairs, there are Five Bedrooms, the primary having an en-suite shower room. There is also a family Bathroom with a shower facility too. Finally, to the right of the home you will find a useful garage, providing both secure parking and storage facilities.











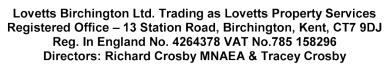


















- EPC Rating C
- Ideal Family Home
- Garden To The Rear
- Off Street Parking
- Close To Local Amenities
- Ground Floor Office
- Good Transport Links
- Garage To Side
- Vacant Possession











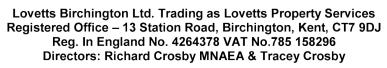






















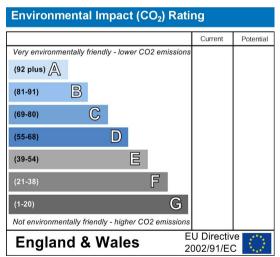
Friends Avenue, Margate, CT9 3QX Total Floor Plan Approximately – 157m<sup>2</sup>

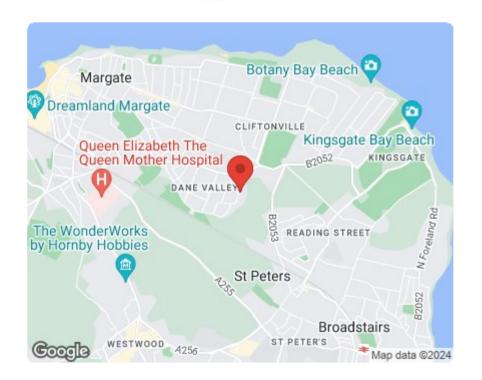
This Floor plan is for illustrative purposes only, and should be used as such by any potential purchaser. All measurements are approximate and all parties must rely on

Potential 80 EU Directive 2002/91/EC

Current

71







**Energy Efficiency Rating** 

Very energy efficient - lower running costs

В

Not energy efficient - higher running costs

**England & Wales** 

C

(92 plus) 🛕

(81-91)

(69-80)

(55-68)

(39-54)

(21-38)

(1-20)



