



Canterbury Road

Margate | CT9 5DF

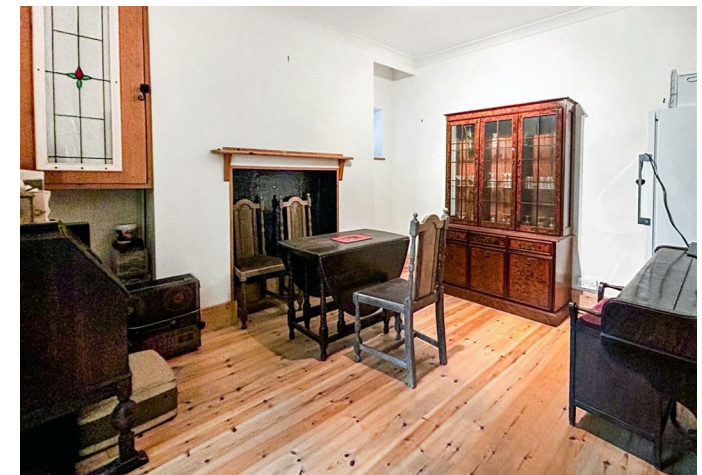
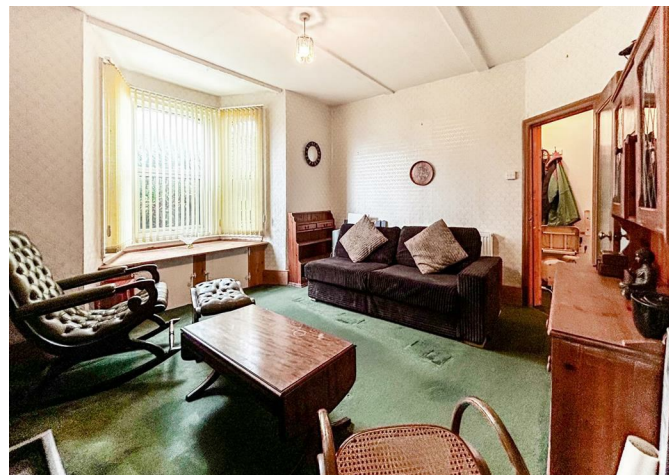
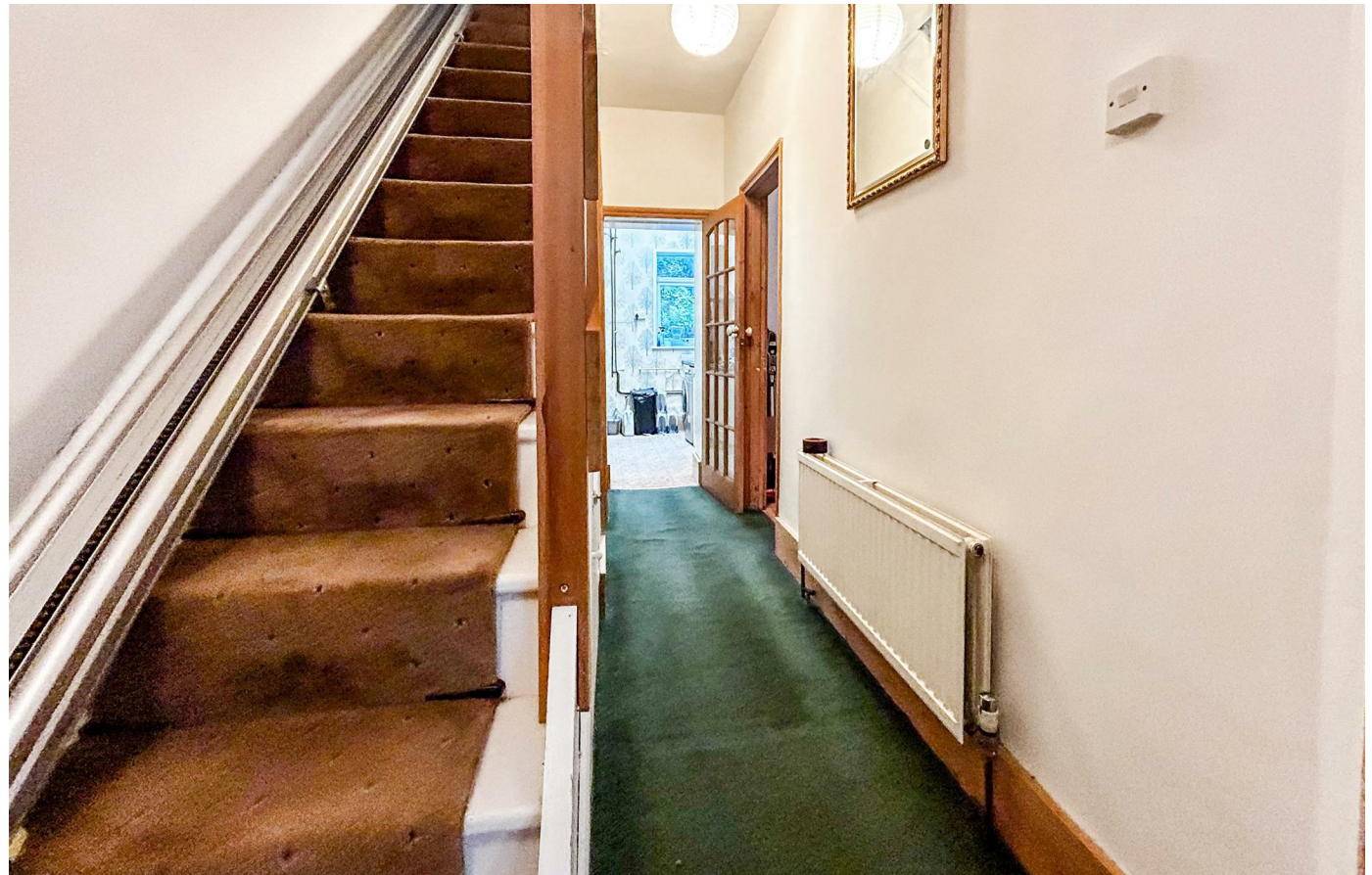
Canterbury Road , Margate, CT9 5DF

Welcome to a property developer's dream come true! This expansive four-bedroom home in Margate spans three floors, and is a brilliant canvas with the flexibility to become three separate flats, an HMO, or a renovation project, the opportunities are vast.

The lower ground floor boasts two reception rooms, a kitchen, WC, and a rear conservatory with access to the rear garden. On the ground floor, discover two generously sized bedrooms and a family bathroom. Ascend to the first floor to find two more bedrooms, and the property doesn't end there – as a loft conversion unveils the fifth room with featured skylight windows.

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale' contracts
- Perfect For HMO or Conversion into Flats
- 5 Double Bedrooms
- 2 Reception Rooms
- Loft Conversion
- Great Public Transport Links
- Walking Distance to The Coastline
- Close to Amenities

By Auction £295,000



Living Room

12'11" x 13'11" (3.96 x 4.26)

Reception Room 2

12'4" x 11'5" (3.77 x 3.49)

Conservatory

16'7" x 8'7" (5.07 x 2.62)

Kitchen

10'4" x 7'10" (3.17 x 2.40)

WC

6'3" x 2'0" (1.92 x 0.62)

Bedroom 1

12'5" x 10'9" (3.80 x 3.30)

Bedroom 2

11'11" x 13'7" (3.65 x 4.15)

Bedroom 3

12'6" x 11'0" (3.83 x 3.36)

Bedroom 4

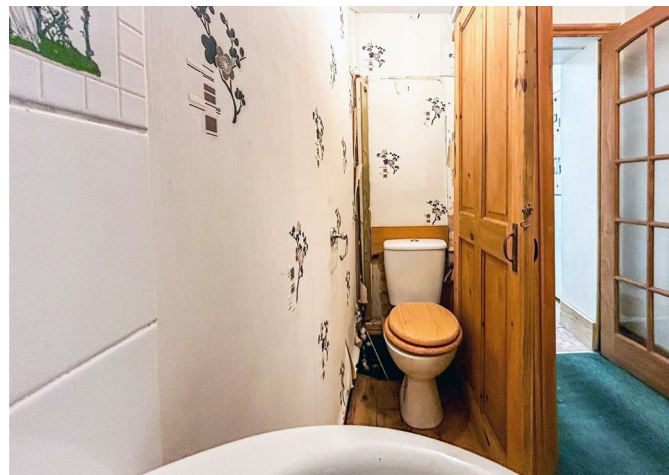
11'3" x 17'1" (3.44 x 5.23)

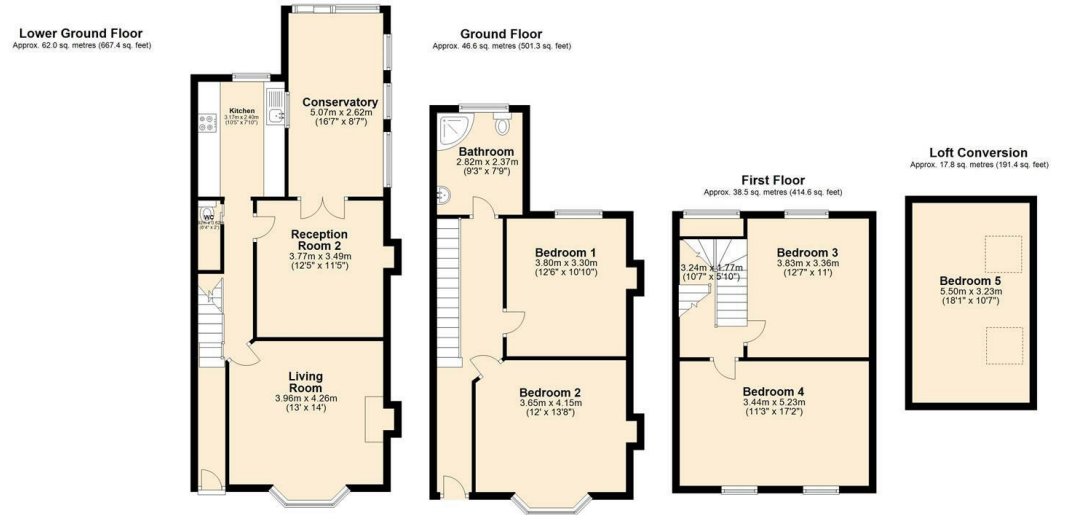
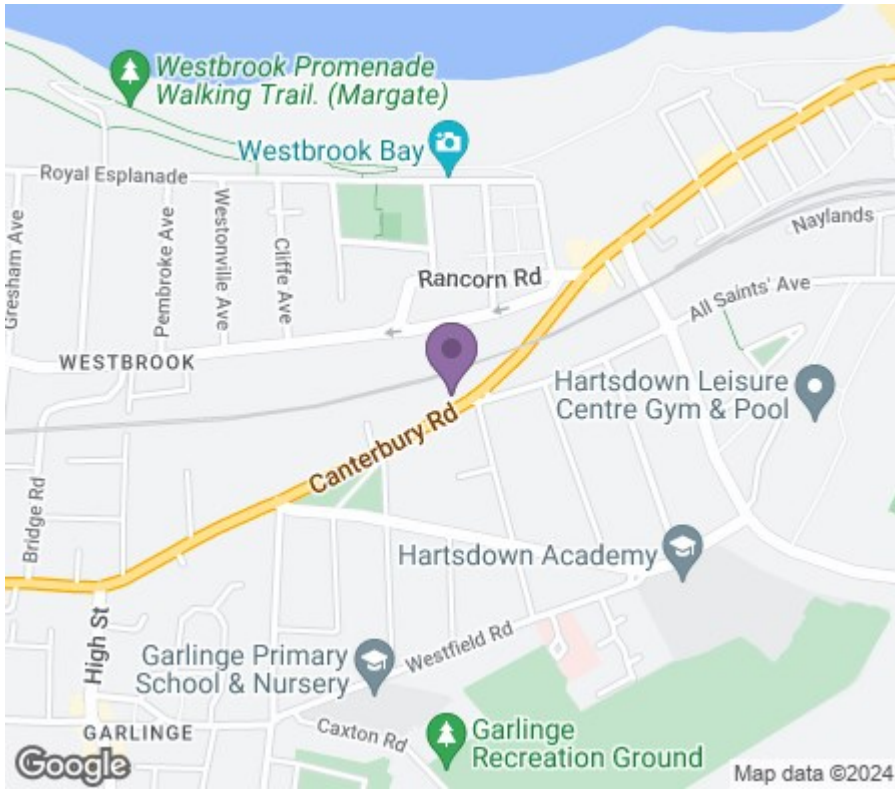
Bedroom 5

18'0" x 10'7" (5.50 x 3.23)

Bathroom

9'3" x 7'9" (2.82 x 2.37)





Total area: approx. 164.9 sq. metres (1774.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
(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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