




## Price

£245,000

## Freehold

3 x 

1 x 

1 x 

**Copperhurst Walk,  
Margate, CT9 3JE**

Situated in a quiet residential location, this three bedroom end of terrace home offers well-proportioned accommodation and would make an ideal project for buyers looking for a property they can modernise and make their own.

The property is entered via a useful porch which leads into the living room. Patio doors open from the living area onto the private rear garden, allowing plenty of natural light and easy access to the outdoor space. The kitchen is fitted with a range of wall and base units, although the property would benefit from general modernisation throughout.

Upstairs there are three bedrooms, comprising two doubles and a single bedroom, which could also be used as a home office or nursery. The accommodation is completed by a wet room fitted with a shower, wash basin and WC.

Externally, the property benefits from a private rear garden and also includes a garage en bloc, providing additional storage or secure parking.

Overall, this property offers excellent potential for improvement and is a great opportunity for buyers looking to add value in a popular residential area close to local amenities, schools and transport links.

#### AML & Compliance Notice:

Lovetts Property Services are marketing this property on behalf of Move with Us, the appointed selling agent acting for the Owner. Move with Us is required to carry out ID/AML and source-of-funds checks for all purchasers. From 1st January 2026, a charge of £49 plus VAT will be payable by the buyer to cover the administrative and third-party costs associated with this mandatory due diligence, in line with standard industry practice.





- EPC Rating - D
- Three Bedroom End Of Terrace House
- Garage En-Bloc
- Private Rear Garden
- Vacant
- Wet Room W/Shower, Basin and WC
- Popular Residential Location In Palm Bay
- Close To Local Amenities
- Investment Opportunity





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	