



£350,000

Freehold

3 x 

3 x 

3 x 

**Kings Mews,  
Margate**



Making an ideal family home this modern three Bedroom, end of terrace property, is ideally located to provide easy access to both Margates' Old Town and Beach as well as the Hospital. Although currently tenanted, the property will be vacant soon. The accommodation comprises; entry through the front door to a Hall with stairs up and a Utility Room at the end of the Hall with plumbing for a washing machine. Upstairs, on the first floor you will find the open-plan Lounge/Diner to the front of the property while to the rear is the fitted Kitchen having granite work surfaces and many fitted appliances, Further upstairs, on the second floor you will find three Bedrooms, the master with an ensuite shower room. There is also a beautiful family Bathroom.



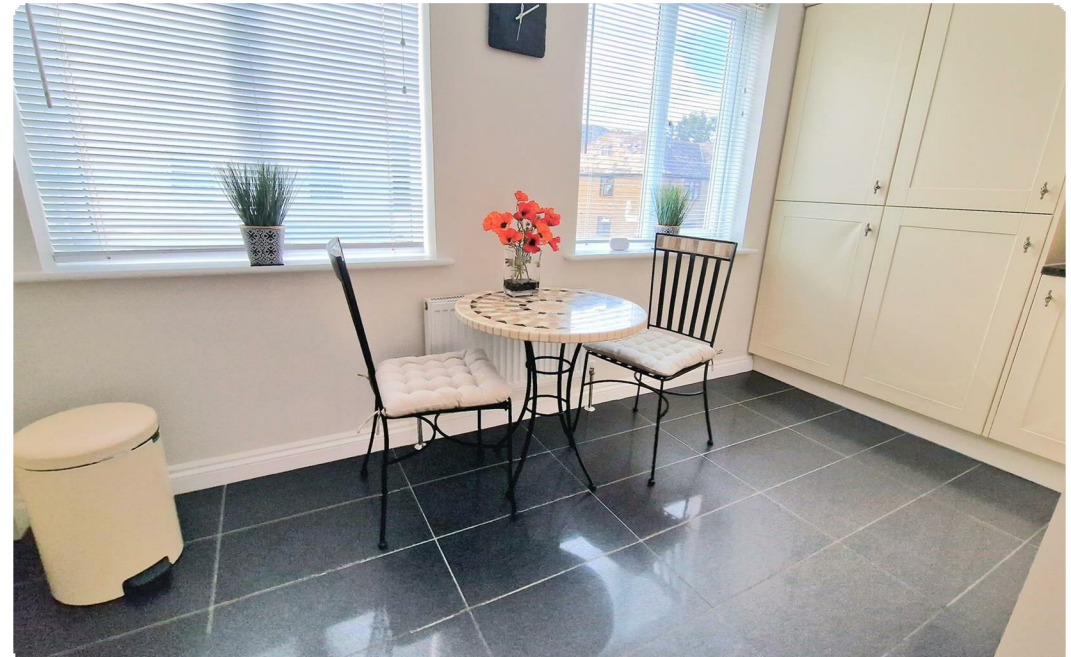








- EPC Rating - C
- Close to Margate Old Town & Beach
- Great Condition
- No forward Chain
- Originally the Show home
- Arranged over 3 Floors












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>72</div>	<div>85</div>
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	