



Price

£250,000

Freehold

3 x 

1 x 

1 x 

**Laureate Close,
Margate**

Lovetts are pleased to bring to market this three-bedroom family home in Laureate Close, Margate.

The property offers fantastic potential and would benefit from redecoration and modernisation throughout, making it an ideal opportunity for those looking to put their own stamp on a home.

On the ground floor, you'll find a welcoming porch leading into a spacious Living Room that extends through to the rear Conservatory, providing direct access to the Garden. To the back of the property is the Kitchen, which is in need of updating but offers plenty of scope for improvement.

Upstairs, there are three Bedrooms, two generous doubles, both with built-in storage cupboards, and a single Bedroom. Completing the first floor is a family Bathroom.

Externally, the property boasts a good-sized rear Garden, perfect for outdoor living and entertaining once refreshed.

This home presents a fantastic project for buyers looking to create a modern family home in a convenient Margate location.







- EPC Rating - D
- Three-bedroom family home
- In need of redecoration and modernisation
- Spacious living room stretching to the rear
- Conservatory with access to garden
- Kitchen with potential to update
- Two double bedrooms with built-in storage
- One single bedroom
- Good-sized rear garden







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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	65	
(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	

