



**Eliots Close
Margate
Kent
CT9**

Offers in Excess of £430,000

bettermove

Eliots Close

Margate

Bettermove are proud to present this X bedroom semi-detached in Margate available with no forward chain.

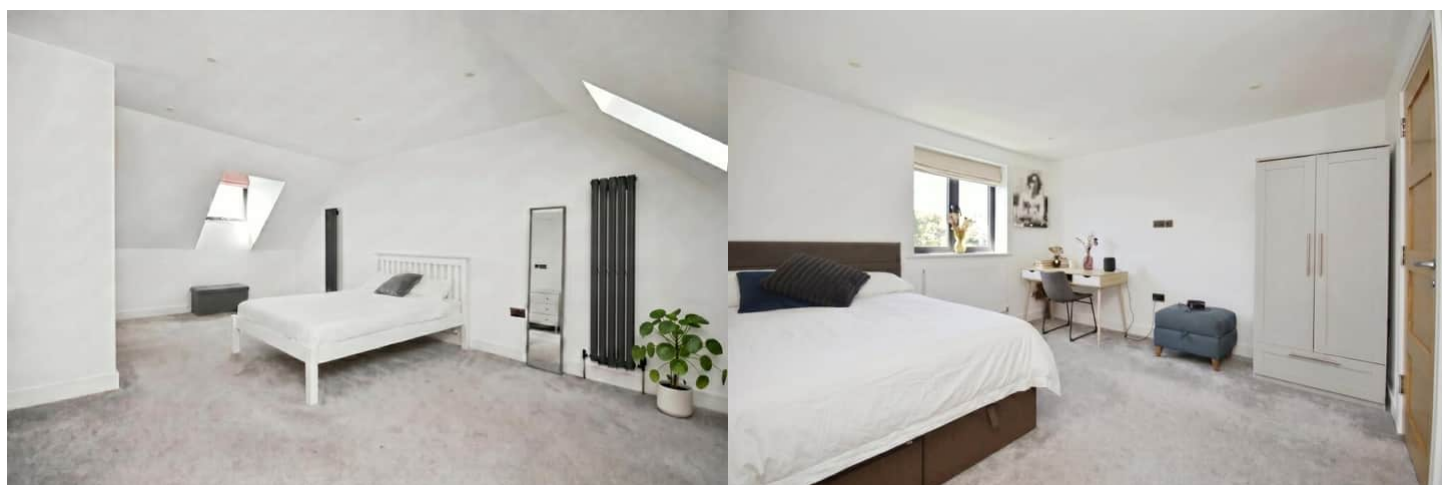
The property benefits from double glazing, gas central heating throughout and has off street parking available via Driveway.

The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room and open-plan dining/ kitchen area on the ground floor. The first floor consists of 4 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Margate, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Margate train station, a variety of bus routes and quick access to A299.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 52.5 m² · FLOOR 2 48.3 m² · FLOOR 3 25.3 m²
EXCLUDED AREAS : REDUCED HEADROOM 8.4 m²
TOTAL : 126.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	85	92
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) 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		
	87	93
England, Scotland & Wales	EU Directive 2002/91/EC	



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