



GUILDCREST ESTATES



30 Richborough Close, Margate CT9 4FA





GUILDCREST ESTATES

Richborough Close, Margate
CT9 4FA

Offers in excess of £305,000

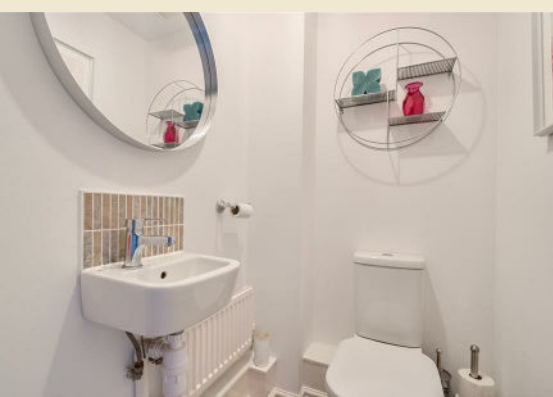
This immaculately presented and modern three-storey townhouse is located in a peaceful Close in Margate. This delightful property is ideally situated, offering easy access to the local amenities of Westwood Cross, making it perfect for those who appreciate convenience alongside comfort.

Upon entering, you will find a spacious reception room that flows seamlessly into the well-appointed kitchen area. The ground floor boasts a low-maintenance vinyl floor covering, ensuring both style and practicality. The home has been recently redecorated throughout, presenting an immaculate finish.

This townhouse offers three generously sized double bedrooms, providing ample space for family living or accommodating guests. The impressive master bedroom occupies the entire top floor, creating a private retreat complete with a spacious ensuite shower room. On the first floor, you'll find two further double bedrooms, both served by a modern family bathroom. A convenient downstairs cloakroom on the ground floor enhances the home's practicality and everyday functionality.

Step outside to discover a larger than average L-shaped garden, designed for low maintenance with an astro-turfed lawn and a sunny patio area, perfect for enjoying the





outdoors or entertaining friends and family. Additionally, the property includes an allocated parking space, along with a visitors bay directly outside, ensuring that parking is never a concern.

Council Tax Band C
Service Charge is £250 PA
Freehold
Mains water, sewer, electricity, gas with gas central heating
Fixed wireless broadband



GUILDCREST ESTATES

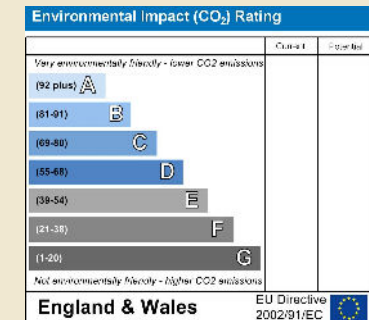
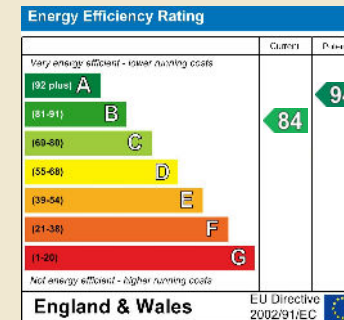
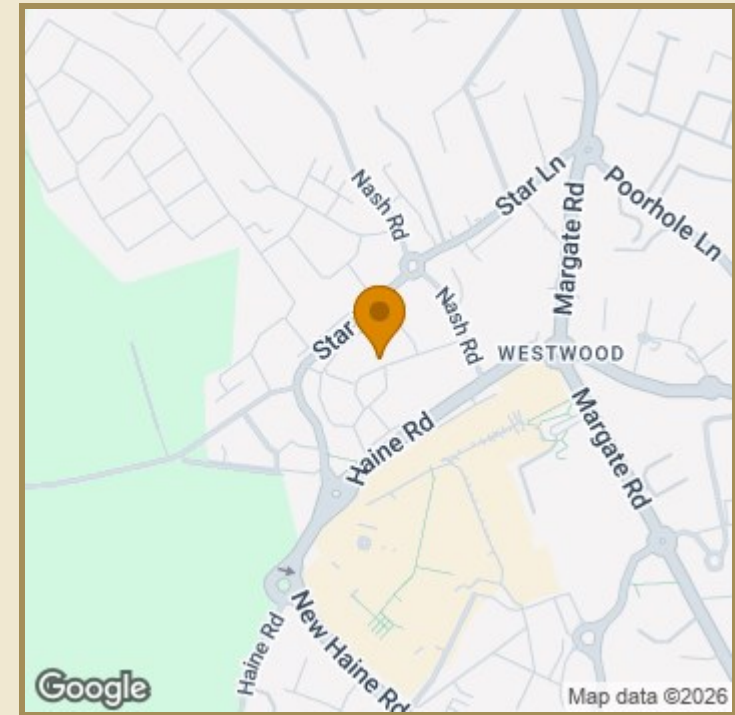
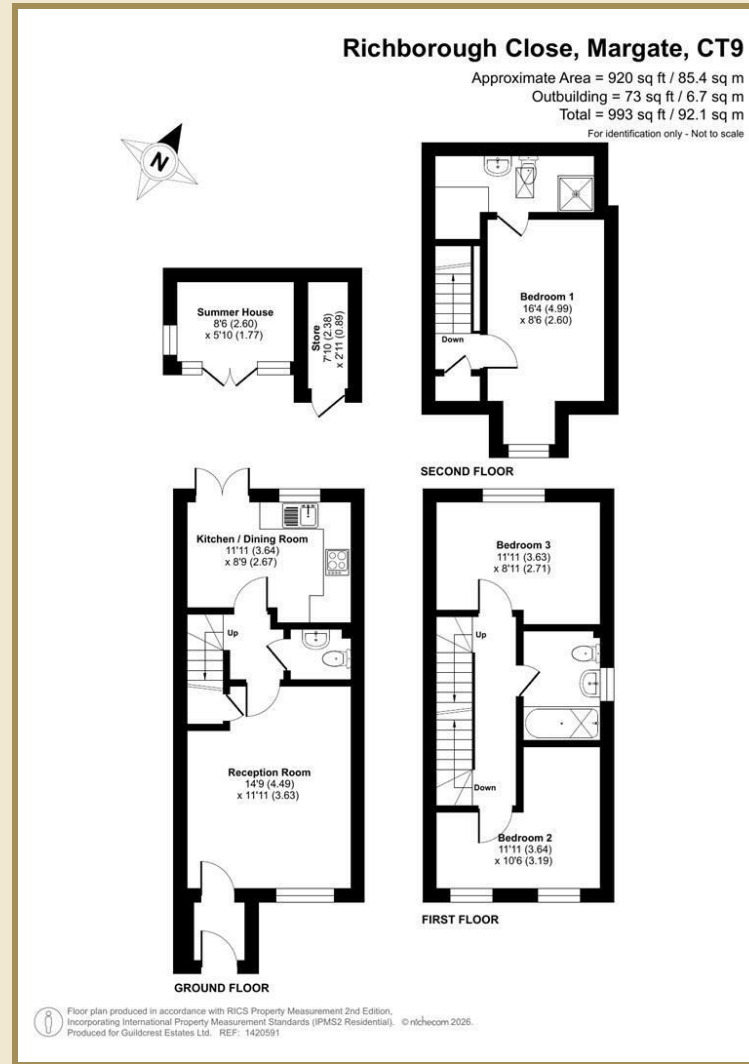
Key Features

- Modern three-storey townhouse located in a peaceful close
- Centrally located to the amenities of Westwood Cross
- Spacious lounge and well-appointed kitchen with space for a dining table
- Immaculately presented and recently redecorated throughout
- Three generous double bedrooms
- En-suite shower room to bedroom 1, family bathroom and downstairs cloakroom
- Large and sunny garden with astro turf lawn
- Allocated parking directly outside

Important Information

Freehold
House - Townhouse
920.00 sq ft
Council Tax Band C
EPC Rating B

£305,000



01843 272200 www.guilcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



Guildcrest Estates Ltd. Registered Office 1 Perry Road, Broadstairs, Kent CT10 3LB Company Number: 13136084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.