



GUILDCREST ESTATES



25A Laleham Road, Margate CT9 3QA



Laleham Road, Margate CT9
3QA

£325,000

Located on Laleham Road in the charming seaside town of Margate, this stunning end terrace family home offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a comfortable and stylish abode.

Upon entering, you will be greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The vendor informs us there is a newly fitted cashmere high gloss kitchen is a true highlight, featuring integrated appliances that make cooking a delight. This contemporary space is designed for both functionality and aesthetics, ensuring that meal preparation is a pleasure. Additionally, the converted garage presents a versatile option, serving as either a study or an extra bedroom, catering to your family's needs. The low maintenance gardens surrounding the property offer a serene outdoor space, allowing you to enjoy the fresh air without the burden of extensive upkeep. Parking is a breeze with space for two vehicles, making this home not only practical but also accommodating for families with multiple cars. Furthermore, the property is conveniently located close to local schools, making it an excellent choice for families with children.





By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Council tax band C
Freehold
EPC tbc





GUILDCREST ESTATES

Key Features

- Immaculate 3 bed end terrace family home
- Lovely size lounge/dining room
- Modern fitted kitchen with integrated appliances
- Converted garage that can be used as study/bedroom 4
- Modern bathroom
- Driveway with parking for approx 2 vehicles
- Close to local schools
- Low maintenance gardens
- EPC tbc

Important Information

Freehold
House - End Terrace
sq ft
Council Tax Band C
EPC Rating

£325,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
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		



01843 272200 www.guildcrestestates.co.uk

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



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 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.