



Terence Painter

ESTATE AGENTS

- Detached Bungalow
- Two Double Bedrooms
- No Forward Chain
- Well Presented Accommodation
- Detached Garage & Driveway
- Located Close to QEQM Hospital, Westwood Shopping Centre & Transport Links
- 15'8" Living Room
- Well Maintained Gardens
- Shower Room
- Fitted Kitchen



2 Elmley Way, Margate, Kent. CT94ER.

Freehold £295,000

NO FORWARD CHAIN – SPACIOUS DETACHED TWO DOUBLE BEDROOM BUNGALOW IN A SOUGHT-AFTER MARGATE LOCATION

Terence Painter Estate Agents are delighted to present this well-maintained and deceptively spacious two double bedroom detached bungalow, ideally positioned just moments from the QEQM Hospital. This superb location offers excellent convenience, with a selection of local shops, restaurants and pubs all within easy walking distance. Westwood Cross Shopping Centre, Margate town centre, the train station and the seafront are all located within approximately three-quarters of a mile.

Offered to the market with no forward chain, this much-loved home provides generous, well-proportioned accommodation throughout, making it an ideal purchase for those looking to downsize, retire or simply enjoy single-level living in a highly convenient setting. The accommodation comprises a spacious and welcoming entrance hall, a bright and airy 15'8" living room, a fitted kitchen, two generous double bedrooms, and a modern shower room.

Outside, the property benefits from a low-maintenance paved side garden leading to a private lawned rear garden, providing the perfect space for relaxing or entertaining. A private driveway offers off-road parking and leads to a detached garage with power and lighting. Early viewing is highly recommended to fully appreciate everything this excellent bungalow has to offer. To arrange your viewing, contact Terence Painter Estate Agents today on 01843 866 866.

The Bungalow

Entrance

Access into the property is via a part glazed UPVC front door to the entrance hall.

Entrance Hall

This is a generous size and welcoming entrance hall with a built in cloak cupboard, glazed UPVC door to the side which provides access to the garden, radiator, laminate wood flooring, dado rail and doors leading off to all rooms.

Living Room

4.79m x 3.91m (15' 9" x 12' 10") There is a large double glazed window to the front of the property, high level double glazed window to the side, feature fireplace with a gas fire inset, wall lights and carpet flooring.

Kitchen

3.57m x 2.59m (11' 9" x 8' 6") There is a double glazed window and door to the side of the property. The kitchen comprises an extensive range of fitted wooden shaker style wall, base and drawer units with an integrated electric oven/grill and four burner gas hob with an extractor hood over. There is space and plumbing for a washing machine and fridge/freezer, stainless steel sink unit inset to roll top worksurfaces, localised wall tiling, radiator and vinyl flooring.

Bedroom One

4.59m x 3.02m (15' 1" x 9' 11") There is a double glazed window to the rear which enjoys views over the garden, range of fitted bedroom furniture, radiator and carpet flooring.

Bedroom Two

3.28m x 2.71m (10' 9" x 8' 11") There is a double glazed window to the front of the property, radiator and carpet flooring.

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Shower Room

2.44m x 1.70m (8' 0" x 5' 7") There are two frosted double glazed windows to the side of the property, fully tiled shower cubicle, pedestal wash hand basin, low level w.c, radiator, tiled walls and vinyl flooring.

Exterior

Rear & Side Garden

This home benefits from a paved garden area to the side of the property which leads to a predominantly lawned garden to the rear with a wide range of mature hedges and shrubs. There are side access gates to both sides of the property.

Detached Garage

4.90m x 2.40m (16' 1" x 7' 10") There is a metal up and over door to the front, UPVC door and window to the side, lighting and power points.

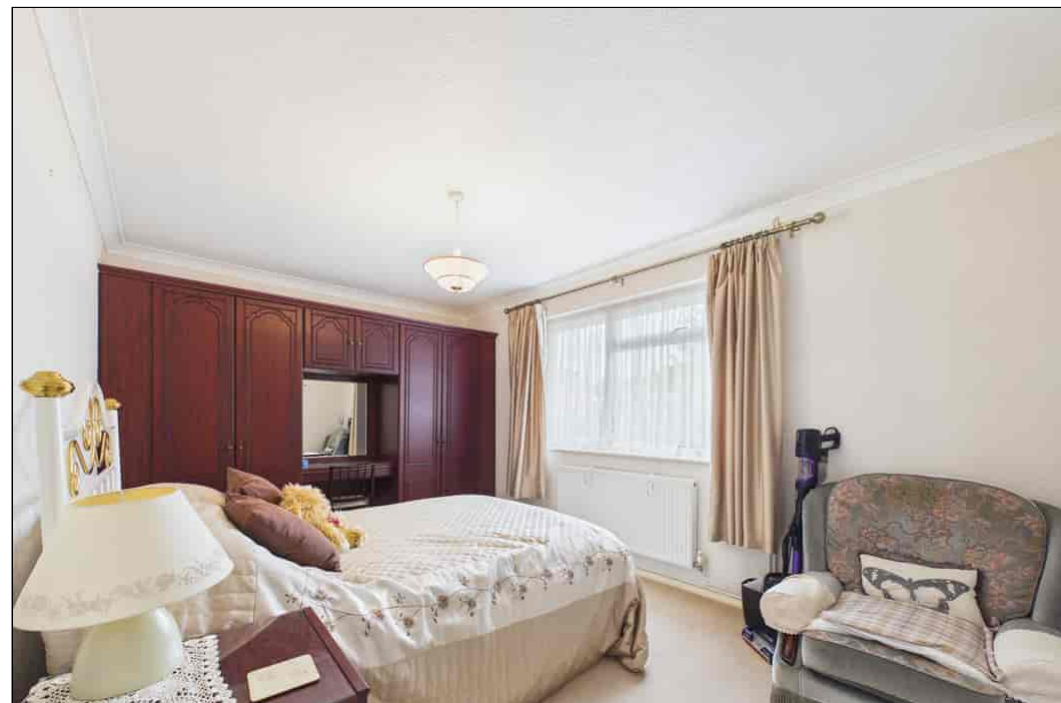
Council Tax Band

The council tax band is C.

Agents Note

Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor Building 1

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Approximate total area⁽¹⁾

743 ft²

69 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

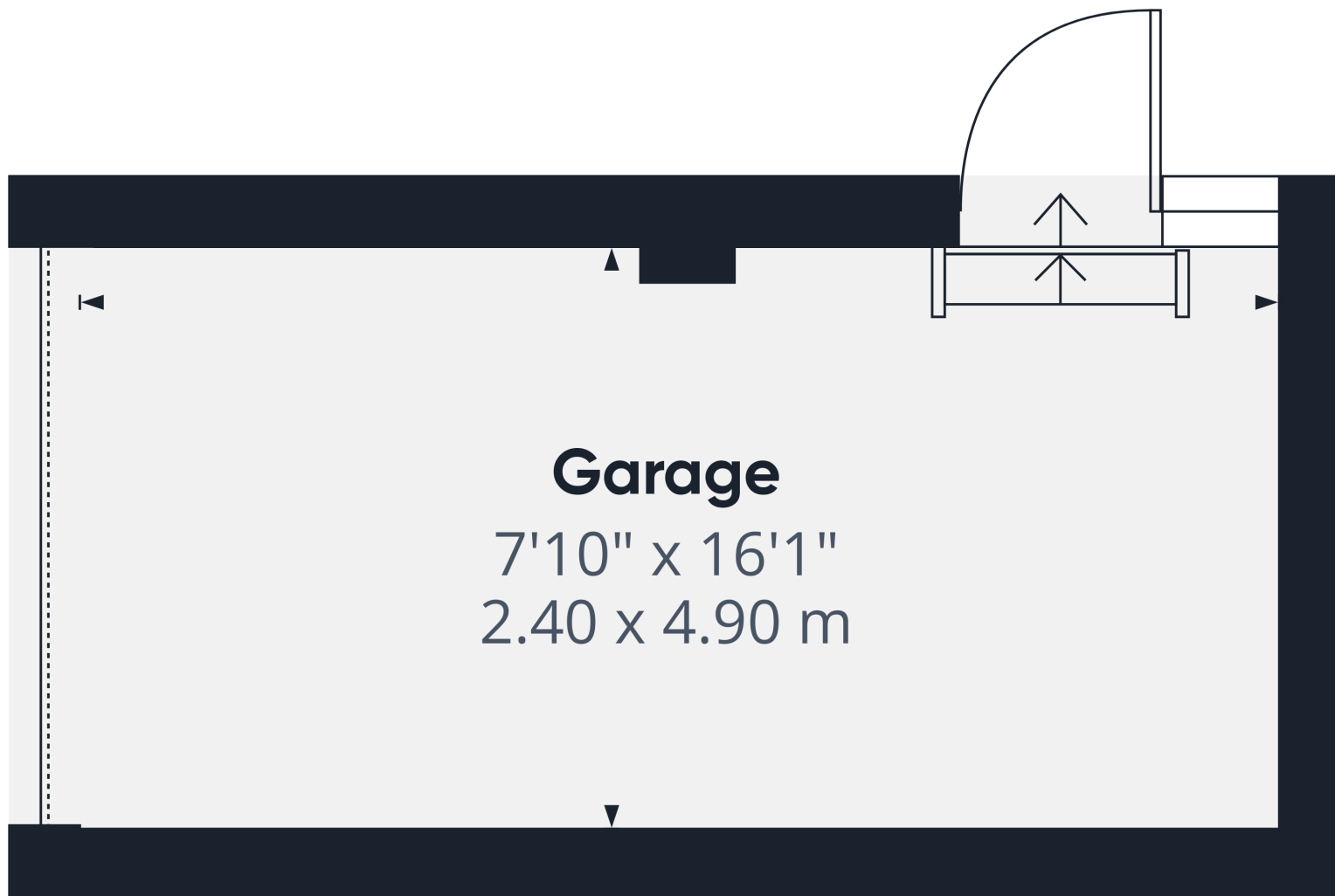
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Ground Floor Building 2

Approximate total area⁽¹⁾

127 ft²

11.8 m²

(1) Excluding balconies and terraces

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