

3 Bed Semi-Detached In Welsdene Road Garling, Margate, CT9 5LS £410,000





SHORT DESCRIPTION

Property Ref: 16880 Situated in a peaceful cul-de-sac on a generous corner plot, this attractive three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families, home workers, or those seeking additional living space. The property boasts a bright and spacious lounge-dining room, a large fitted kitchen, practical utility room, and a convenient downstairs bathroom. Outside, the home truly comes into its own with a substantial rear garden backing directly onto open fields, providing a wonderful sense of privacy and countryside outlook. A standout feature is the self-contained studio located within the garden, offering excellent potential as a home office, creative workspace, gym, guest accommodation, or business premises (subject to any necessary permissions). Further benefits include ample off-road parking for multiple vehicles, a garage, and a sought-after position within a quiet residential setting. Key Features • Three-bedroom semi-detached home • Spacious lounge-dining room • Large kitchen • Utility room • Downstairs bathroom • Self-contained garden studio • Large rear garden backing onto open fields • Generous corner plot • Ample off-road parking • Garage • Quiet cul-de-sac location • Excellent family home with versatile living space Viewing is highly recommended to fully appreciate the space, setting, and potential this exceptional property has to offer. Property Type: Semi-detached Full selling price: £410000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: D Measurement: 1443 ss.ft. Outside Space: Front Garden Parking: Garage, Driveway Heating Type: Gas Central Heating Chain Sale or Chain Free: NA Possession of the property: Self-occupied -----

3

Bed Room(s)

2

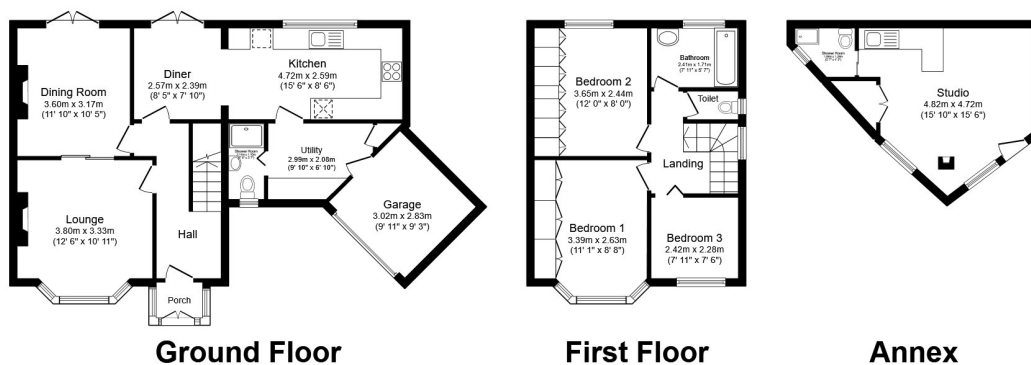
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 134.0 sq.m. (1,443 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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