



**Warwick Road  
Cliftonville  
Margate  
Kent  
CT9 2JY**

**Offers In Excess Of £570,000**

**bettermove**

# Warwick Road Margate

Bettermove are proud to present this 6 bedroom terraced house in Margate.

The property benefits from double glazing, gas central heating throughout.

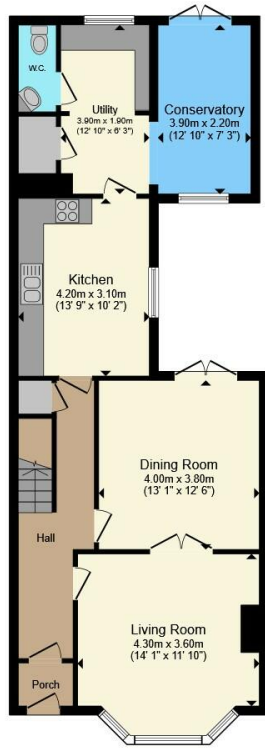
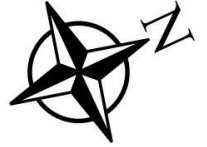
The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, dining room, utility, conservatory, WC and fitted kitchen on the ground floor. The first floor consists of 4 bedrooms and the family bathroom. The second floor consists of 2 bedrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months.

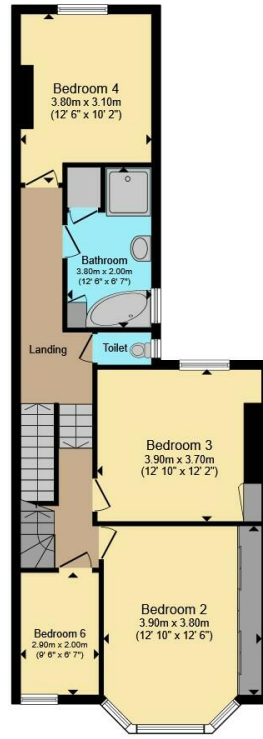
Located in the popular town of Margate, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Margate Train Station and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

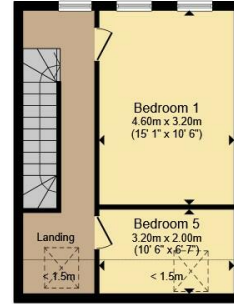




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 182.5 m<sup>2</sup> (1,964 sq.ft.) approx  
 Restricted height 3.9 m<sup>2</sup> (42 sq.ft.)

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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