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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 30th January 2024



ADDISCOMBE ROAD, MARGATE, CT9

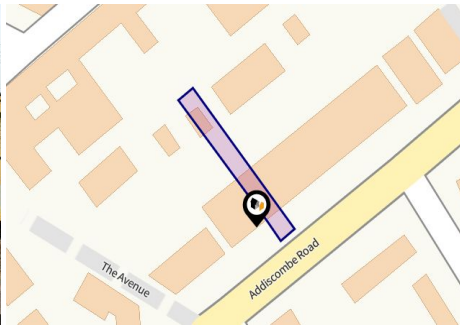
James Voysey Powered by eXp

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Property

Type:	Terraced	Last Sold £/ft²:	£213
Bedrooms:	3	Tenure:	Freehold
Floor Area:	979 ft ² / 91 m ²		
Plot Area:	0.06 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,610		
Title Number:	K89463		
UPRN:	100061117959		

Local Area

Local Authority:	Kent
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	60 mb/s	1000 mb/s
		

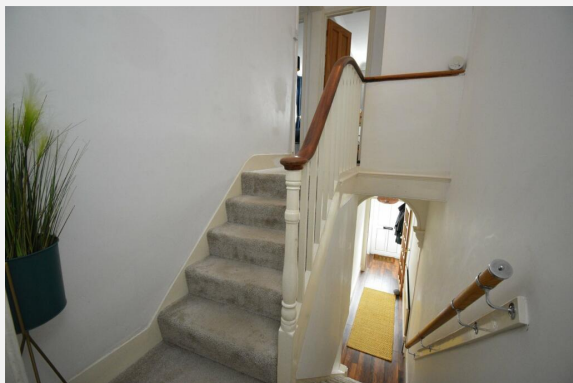
Mobile Coverage: (based on calls indoors)

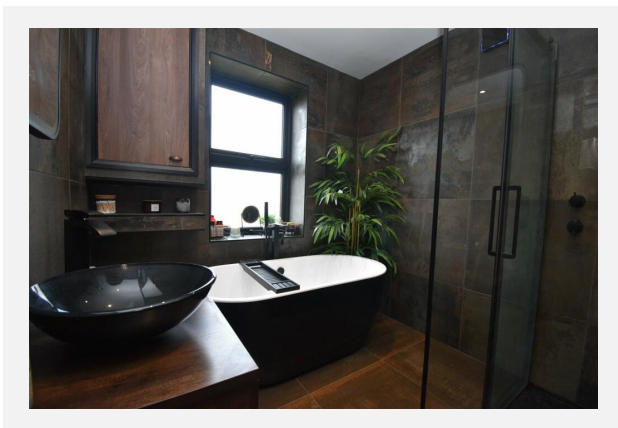
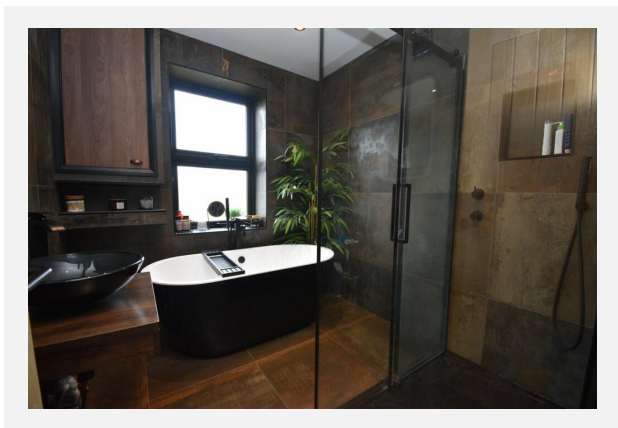
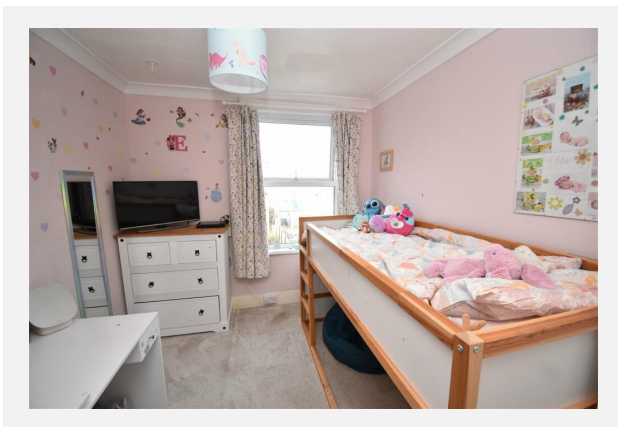
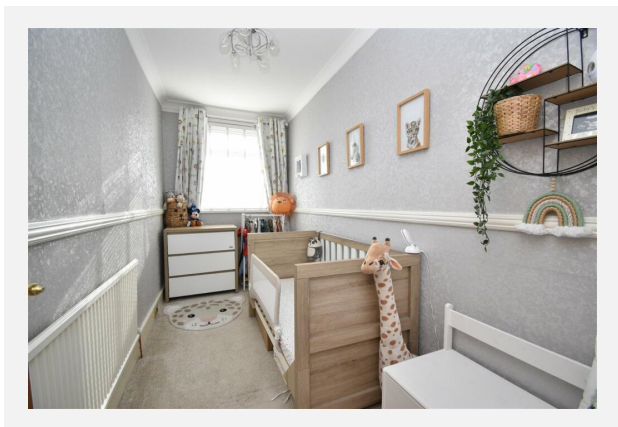


Satellite/Fibre TV Availability:

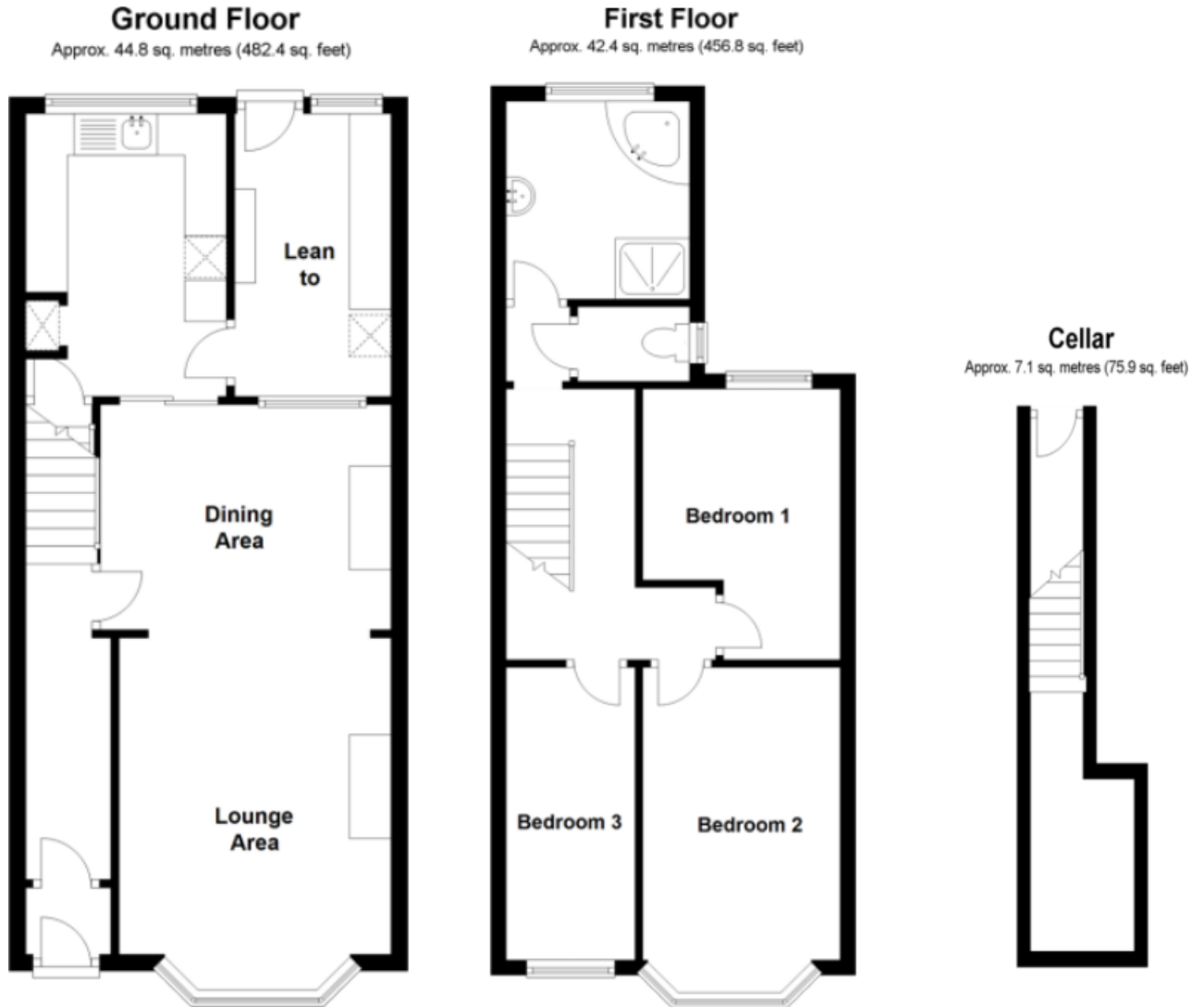


Gallery Photos





ADDISCOMBE ROAD, MARGATE, CT9



Property EPC - Certificate

MARGATE, CT9

Energy rating

D

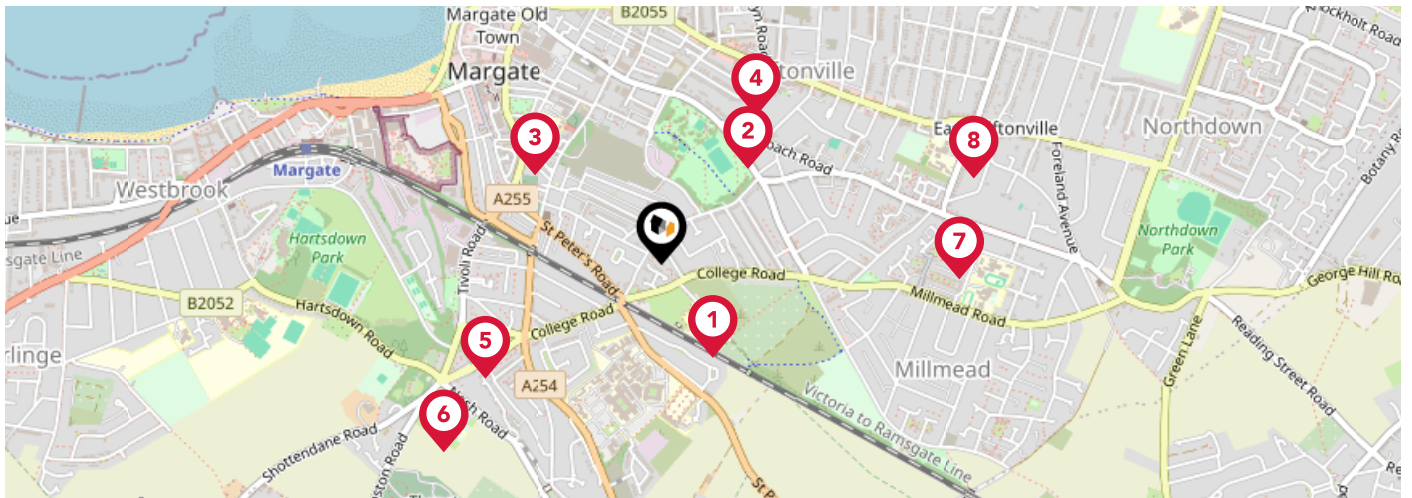
Valid until 16.01.2034









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

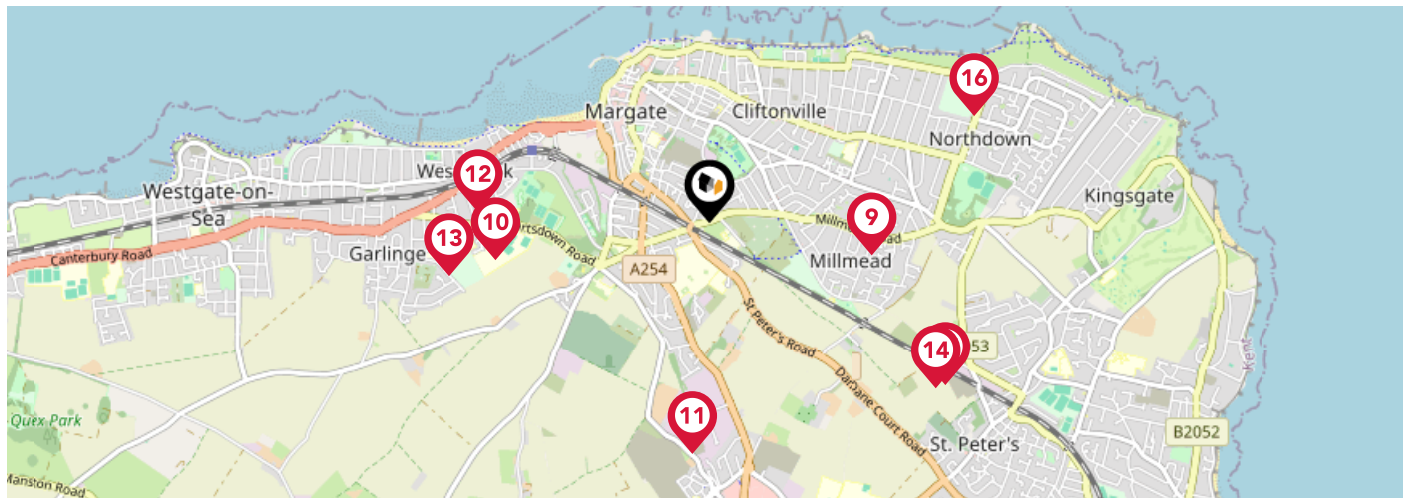
Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	91 m ²









Area Schools



	Nursery	Primary	Secondary	College	Private
 1 Drapers Mills Primary Academy Ofsted Rating: Good Pupils: 449 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 2 Parkview Academy Ofsted Rating: Good Pupils: 13 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 3 Margate, Holy Trinity and St John's Church of England Primary School Ofsted Rating: Good Pupils: 391 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 4 The Lighthouse School Ofsted Rating: Good Pupils: 32 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 5 Salmestone Primary School Ofsted Rating: Good Pupils: 313 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 6 St Gregory's Catholic Primary School, Margate Ofsted Rating: Good Pupils: 286 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 7 St Anthony's School Ofsted Rating: Good Pupils: 116 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 8 Cliftonville Primary School Ofsted Rating: Outstanding Pupils: 804 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

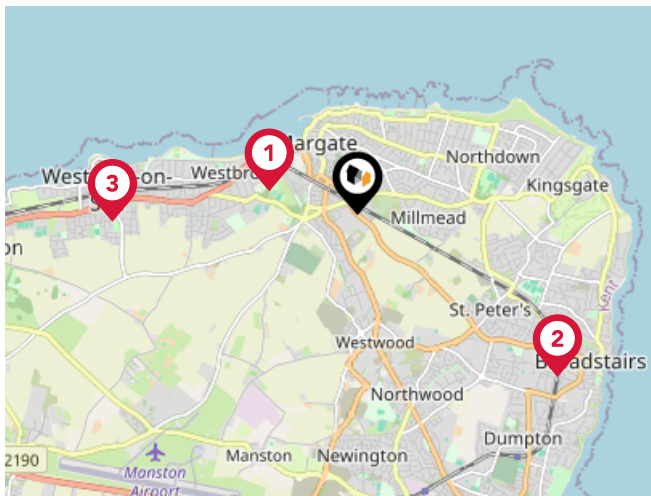
Area Schools






		Nursery	Primary	Secondary	College	Private
	Northdown Primary School Ofsted Rating: Good Pupils: 318 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hartsdown Academy Ofsted Rating: Good Pupils: 658 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Enterprise Learning Alliance Ofsted Rating: Good Pupils: 1 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Ofsted Rating: Good Pupils: 9 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Garlinge Primary School and Nursery Ofsted Rating: Good Pupils: 796 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cross Keys Learning Ofsted Rating: Requires improvement Pupils: 10 Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	KMS Kent Ltd Ofsted Rating: Not Rated Pupils:0 Distance:1.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Palm Bay Primary School Ofsted Rating: Good Pupils: 423 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

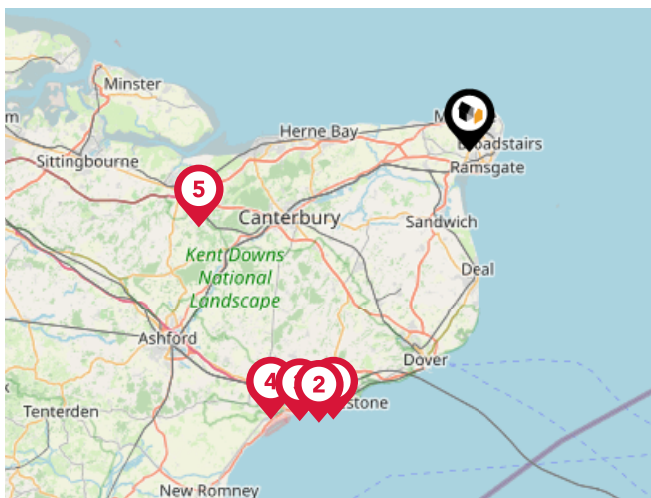
Area

Transport (National)








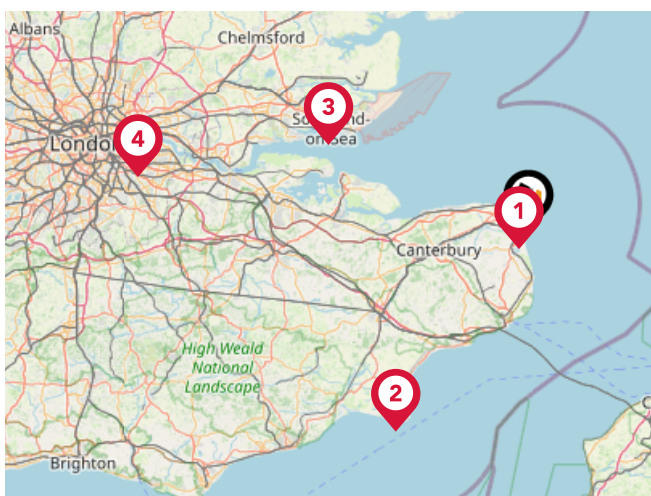
National Rail Stations

Pin	Name	Distance
	Margate Rail Station	0.85 miles
	Broadstairs Rail Station	2.37 miles
	Westgate-on-Sea Rail Station	2.27 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M20 J13	22.31 miles
	M20 J12	23.02 miles
	M20 J11A	23.63 miles
	M20 J11	24.73 miles
	M2 J7	20.89 miles

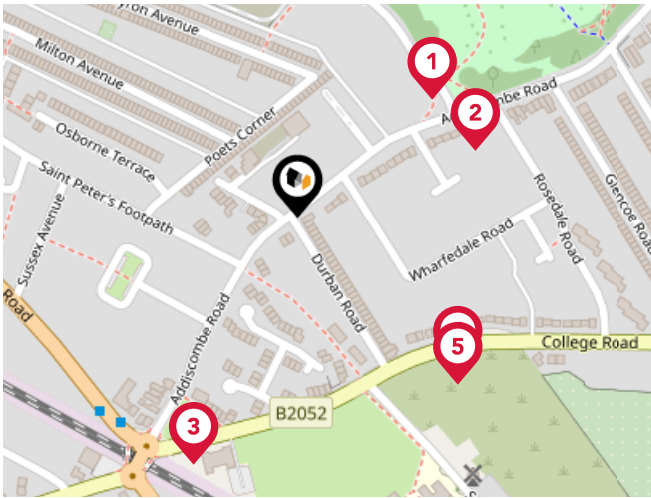


Airports/Helipads






Pin	Name	Distance
	Kent International Airport	2.87 miles
	Lydd London Ashford Airport	35.61 miles
	London Southend Airport	32.33 miles
	London City Airport	58.41 miles

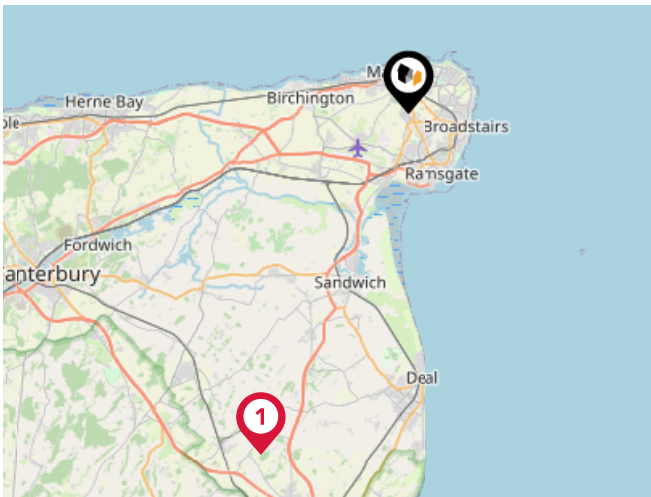
Area

Transport (Local)




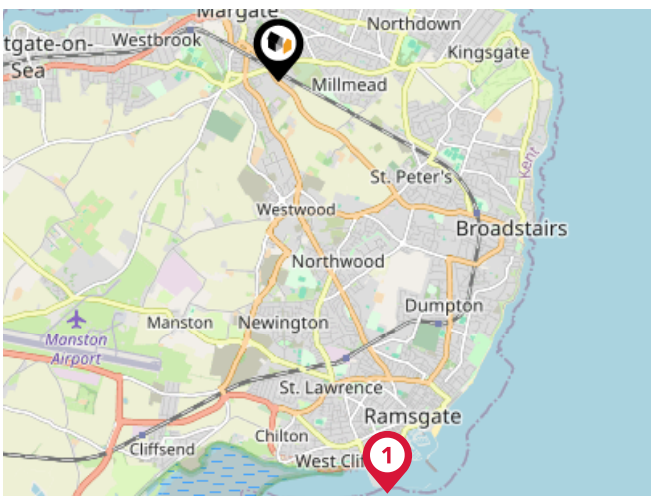
Bus Stops/Stations

Pin	Name	Distance
	Dane Park	0.1 miles
	Dane Park	0.11 miles
	Health Centre	0.15 miles
	Drapers Windmill	0.13 miles
	Drapers Windmill	0.13 miles




Local Connections

Pin	Name	Distance
	Eythorne Station (East Kent Railway)	13.8 miles

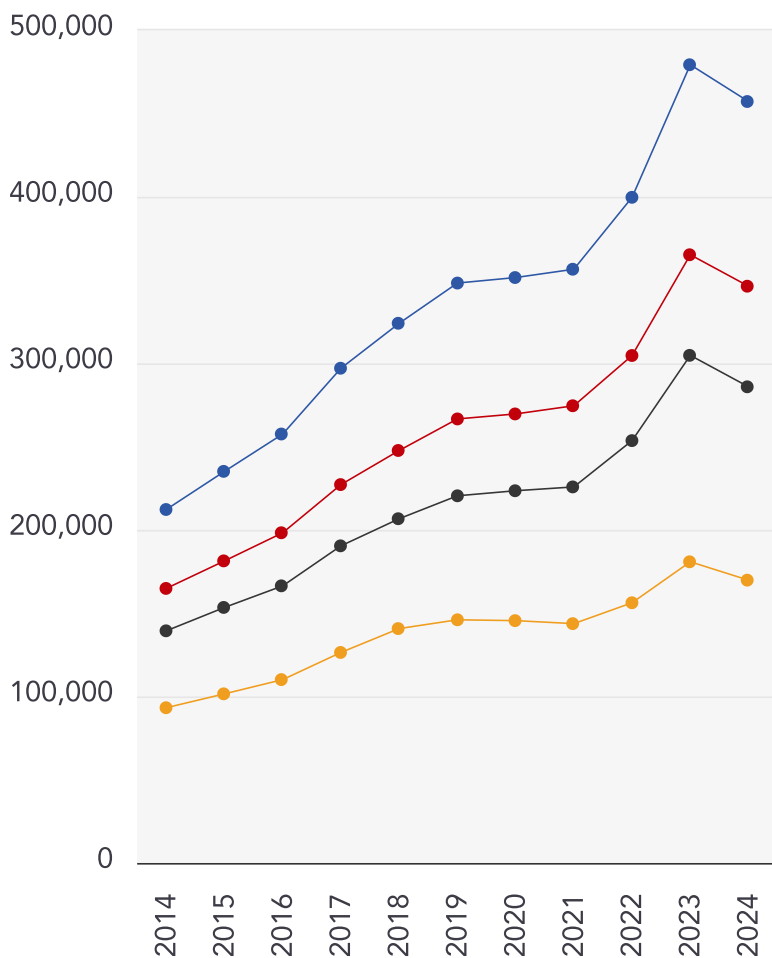


Ferry Terminals

Pin	Name	Distance
	Ramsgate Ferry Terminal	3.94 miles

Market House Price Statistics

10 Year History of Average House Prices by Property Type in CT9



Detached

+115.42%

Semi-Detached

+110.07%

Terraced

+105.1%

Flat

+82.14%

James Voysey Powered by eXp

Selling a property can be an exciting, nervous and exhilarating experience. Whichever way it goes, I'm on hand to help you every step of the way.

I'll visit you in your property, free of charge, advise you on the best way to market your home to get the best price and help with the correct asking price, based on your own personal circumstances.

After that, I'll prepare the details and photos and add your property on Rightmove & Zoopla as well as tap into my mailing list of buyers to help you to secure a buyer at the best price possible. I'll help you with booking viewings, negotiating offers to maximise your price.

Testimonial 1



An excellent experience selling my property with James Voysey very professional in every way . The presentation was quickly and efficiently put in place with several viewings quickly conducted by James . I highly recommend him to anyone wishing to sell their property . I now have a buyer!!

Testimonial 2



James is a great Estate Agent and truly acts on your behalf as a seller. He sold a property for me in his previous employment and when he left to set up his own business I had no hesitation to work with him again. He is professional and keeps in constant touch with all parties. A fantastic salesman! You will not be disappointed. I had a property with another Agent for several month, when I transferred it to James he sold it at a higher price within 10 days

Testimonial 3



We were very fortunate to select James as our estate agent as we had all the usual apprehensions - the promise is always high, but will you get lost in the mix? James didn't let us down once. Did what he said, when he said, if he missed a call it was returned in under 5 minutes. Extremely professional, knowledgeable and dedicated and I have no doubt the success of our sale was down to him alone. I wouldn't hesitate to recommend.



[/jamesvoyseystateagent](#)



[/james-voysey-7ba90719b](#)

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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