

Thomas
jackson

94 VICTORIA AVENUE, MARGATE, CT9 2UD
£14000 PCM DEPOSIT £1600

## $1 \infty$




Extended detached furnished family home with three double bedrooms and large garden. This immaculate property offers deceptive accommodation and must be internally viewed to appreciate the size on offer. You enter the property through the large hallway which then leads you into the spacious $L$ shape sitting room. The split level landing takes you down to the kitchen which then flows into the dining room with French doors to the garden. On the first floor there are three double bedrooms and a tiled shower room. The property benefits from gas central heating and double glazing. Virtual tour available. Do not delay, this super home will attract a lot of interest!


ENTRANCE HALL 7' $9^{\prime \prime} \times 17$ ' 10 " ( $2.36 \mathrm{~m} \times 5.44 \mathrm{~m}$ )
LOUNGE/DINER $14^{\prime} 7{ }^{\prime \prime} \times 20^{\prime} 6^{\prime \prime}(4.44 \mathrm{~m} \times 6.25 \mathrm{~m})$ L Shape
Room

LANDING
KITCHEN $13^{\prime} 3^{\prime \prime} \times 9^{\prime} 7$ " (4.04m x 2.92 m$)$
DINING ROOM $12^{\prime} 7{ }^{\prime \prime} \times 7$ 7' 6" ( $3.84 \mathrm{~m} \times 2.29 \mathrm{~m}$ )
REAR GARDEN
FIRST FLOOR LANDING
BEDROOM ONE 14 ' 5 " $x$ 10' $2^{\prime \prime}(4.39 \mathrm{~m} \times 3.1 \mathrm{~m})$
BEDROOM TWO 9' 9" $\times$ 9' 8" ( $2.97 \mathrm{~m} \times 2.95 \mathrm{~m}$ )
BEDROOM THREE 7' $6^{\prime \prime} \times 12^{\prime} 7$ " ( $2.29 \mathrm{~m} \times 3.84 \mathrm{~m}$ )
SHOWER ROOM


## Energy Efficiency Rating

|  | current | Potential |
| :---: | :---: | :---: |
| Very energy efficient - ower running costs |  |  |
| (92.100) A |  |  |
| (81-91) B |  |  |
| (69.80) C |  |  |
| (55-68) D |  |  |
| (39.54) 巨 |  |  |
| (21.38) 「 |  |  |
| (1:20) G |  |  |
| Not energy efficiert- - higher running costs |  |  |
| England, Scotland \& Wales | U Dinestive |  |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guid ance purposes only and whilst every care has been taken to ensure th eir accuracy, they should not be relied upon and potential buyers are ad vised to recheck the measurements.

