



## 26 Laleham Road, Margate, CT9 3QA

£350,000

- Three double bedrooms
- Two reception rooms
- Kitchen
- Bathroom
- Off street parking
- Garden
- Downstairs cloakroom

Thomas Jackson are excited to present this three bedroom semi-detached family home to the market. The property is well located within a popular residential area of Margate and provides easy access to local schools, shops and transport links as well as quick access into both Cliftonville and Broadstairs close by. The property benefits from an entrance porch, cloakroom, lounge at the front of the property, and a kitchen at the rear leading into the dining room. Upstairs there are three double bedrooms and a family bathroom. Outside there is a block paved driveway providing off street parking for up to three cars and a low maintenance garden to the rear with a workshop and pond. This property in our opinion is a super family home and must be viewed.



## Property Description

### DESCRIPTION

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### ENTRANCE PORCH

UPVC construction, tiled flooring, UPVC door and window panel into

### HALL

Stairs to the first floor, radiator, laminate flooring.

### W.C.

Double glazed window, low level W.C., wall mounted hand basin, radiator, tiled walls and flooring.

### KITCHEN

11' 9" x 10' 5" (3.58m x 3.18m) Matching base and eye level units, complementary worksurfaces with tiled splashback, space for cooker, stainless steel sink with mixer, space and plumbing for a dishwasher and washing machine, space for a tumble dryer, space for a fridge/freezer, double glazed door and window to rear, double glazed window to side, wall mounted boiler, tiled flooring, arch into

### DINING ROOM

10' 5" x 8' 9" (3.18m x 2.67m) Double glazed window and door to rear, radiator, tiled flooring.

### LOUNGE

11' 5" x 13' 9" (3.48m x 4.19m) Double glazed window to front, radiator, carpet flooring.







#### FIRST FLOOR LANDING

Airing cupboard housing the water tank and storage, loft access (we understand the loft is insulated and has a light).

#### BEDROOM ONE

12' 1" x 11' 9" (3.68m x 3.58m) Double glazed window to front, laminate flooring, radiator.

#### BEDROOM TWO

10' 7" x 10' 8" (3.23m x 3.25m) Double glazed window to rear, radiator, built in wardrobe, laminate flooring.

#### BEDROOM THREE

10' 10" x 8' 10" (3.3m x 2.69m) Double glazed window to front, radiator, laminate flooring,

#### BATHROOM

White suite comprising a panelled bath with mixer tap and shower attachment, vanity unit with inset basin, low level W.C., radiator, tiled walls, vinyl effect tiled flooring, double glazed window.

#### FRONT GARDEN

Block paved driveway with parking for up to three vehicles. Power socket, side access.

#### REAR GARDEN

Timber/brick workshop, raised pond, artificial grass, fenced area providing storage, side access.



#### MEASUREMENTS

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

#### NOTES

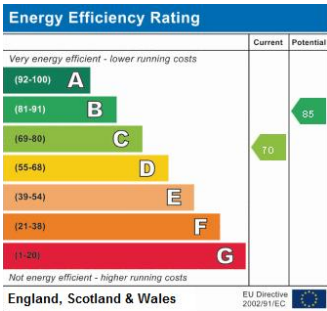
Freehold

Council Tax Band C (£1,804.96)

EPC Band C







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

