



- Newly Built Home
- Two Double Bedrooms The Master Ensuite
- Kitchen With Integral Appliances
- Garden

32 Draco Drive, Margate, CT9 4FY

Offers In Excess Of £270,000

A beautifully presented, recently built home set to a Georgian style on a well maintained, modern estate. A very central location with Westwood Cross being in walking distance. Enjoy the range of restaurants and shops, watch a film, pop to the casino or bingo hall then walk home in minutes. Life really couldn't be any closer. There are excellent transport links to all the local towns, Westwood Cross being in the middle of it all. Comprising of open plan reception room, cloakroom WC and a kitchen with integrated appliances. On the first floor the landing, principal bedroom with an ensuite shower room, bedroom two is also a double plus the family bathroom. The property boasts gas central, double glazing, parking space as well as its own garden. A perfect starter home with nothing to do.



Property Description

THE PROPERTY

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RECEPTION ROOM

12' 2" x 11' 6" (3.71m x 3.51m) Double glazed window, radiator, TV point, telephone point.

KITCHEN DINER

13' 4" x 10' 2" (4.06m x 3.1m) Measurements to include a range of well-planned base units that incorporate an electric oven, fridge and freezer, gas hob and filter hood, dishwasher and washing machine, work surface over inset with a four burner gas hob and a stainless steel sink and drainer, matching upstands, wall mounted gas boiler set behind a cupboard front, range of fitted wall units, double glazed window, Double glazed window to the garden.

CLOAKROOM WC

Suite comprises pedestal wash basin, low level WC, radiator.

STAIRS TO: -

LANDING

Access to boarded loft with a drop down ladder, doors to:-

MASTER BEDROOM

10' 3" x 9' 11" (3.12m x 3.02m) Double glazed window, radiator.

EN SUITE SHOWER ROOM

Comprises pedestal wash basin, low level WC, heated chrome towel rail, double shower enclosure, extractor filter.

BEDROOM TWO

13' 5" x 9' 11" (4.09m x 3.02m) Maximum measurements, built in cupboard, double glazed window, radiator.





BATHROOM

Suite comprises panel bath, pedestal wash basin and low-level WC, chrome heated towel rail. extractor fan.

REAR GARDEN

Central pavement to rear pedestrian gateway, fenced perimeter, laid to lawn.

PARKING

Parking for one vehicle plus additional communal parking.

COUNCIL TAX

Council Tax Band - B

Council Tax Cost (£PA) £1,657.88

Local Authority - Thanet District Council



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.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order

AML

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 The Property Ombudsman

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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 and 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

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