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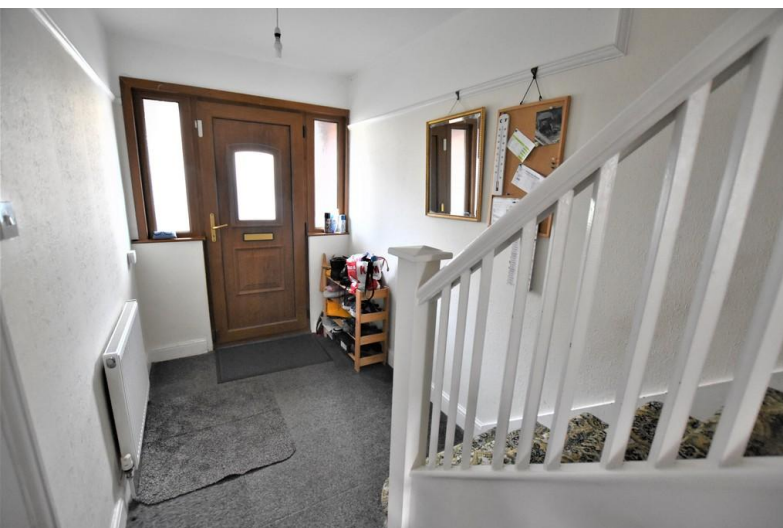
92 Hastings Avenue

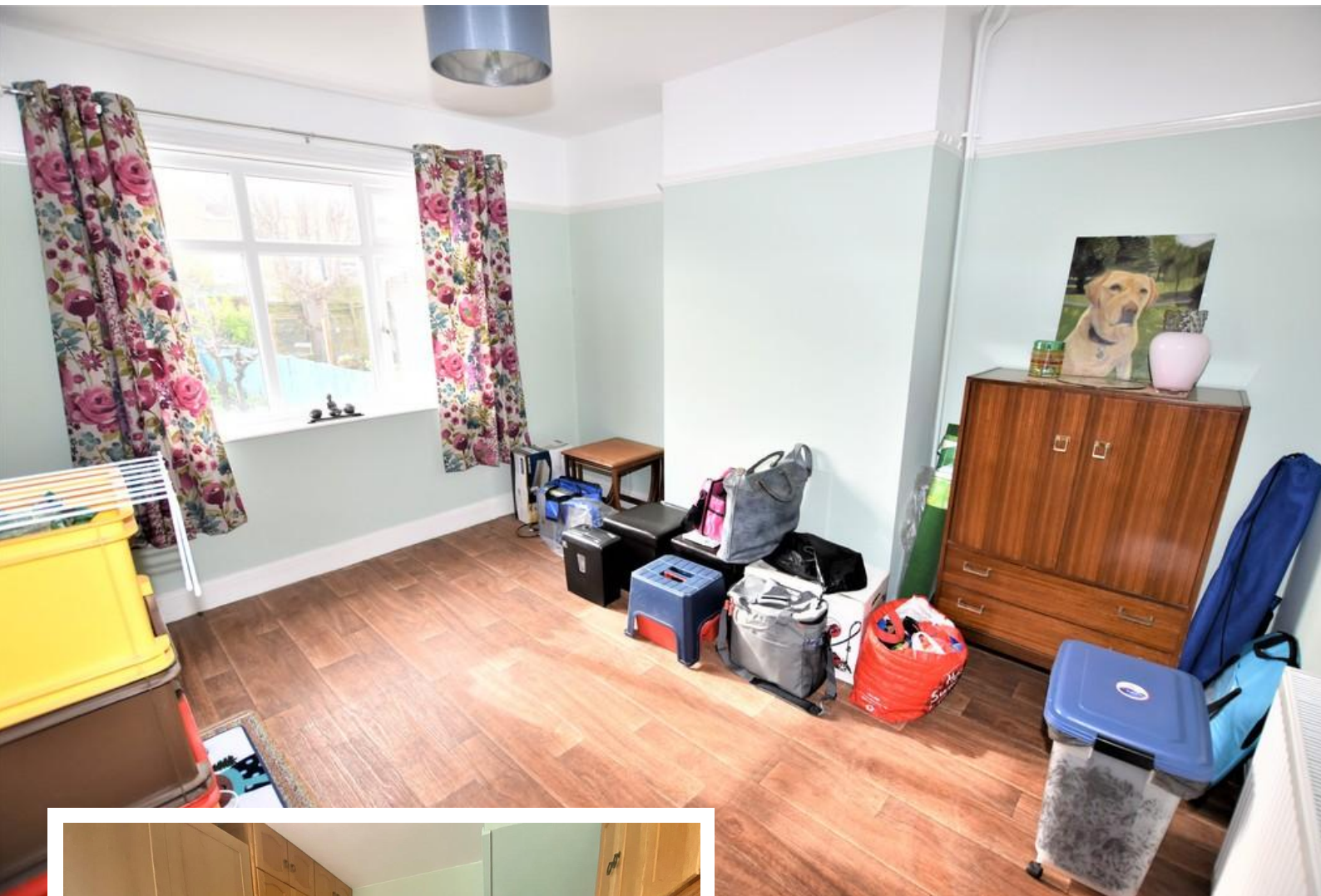
Margate, CT9 2SQ

- Super Family Sized Home
- Three Bedrooms
- Two separate Reception Rooms
- DG & GCH

**£275,000**

EPC Rating '68'





## Property Description

### THE PROPERTY

A superb family sized house in a very well regarded residential area of Margate. Situated close to Dane Park, a parade of local shops and pharmacies as well as schools and transport links. Margate Old town and sea front are just over a mile away, the station just a little further. The property itself offers spacious accommodation, a wide hallway, sitting room with a separate dining room that overlooks the rear garden. The kitchen is fitted with units with space for appliances, there is also an additional area to the rear utilised currently for the washing machine, plus a very useful downstairs WC. On the first floor a spacious landing gives access to two double bedrooms plus a larger than average single bedroom, bathroom, and separate WC. To the rear is a low maintenance, well maintained, south facing garden with pedestrian access to the rear plus brick-built storage shed. The property is available chain free and benefits from gas central heating and double glazing.

### ENTRANCE HALLWAY

Double glazed entrance door, double glazed panels to both sides of the door, picture rail, radiator, stairs to first floor, doors to under stairs storage cupboard, doors to: -

### SITTING ROOM

13'02" x 12'05" (4.01m x 3.78m) Picture rail, two double glazed windows, radiator, tiled fireplace, TV point.



#### DINING ROOM

12' 09" x 12' 05" (3.89m x 3.78m) Picture rail, double glazed window overlooks the rear garden, radiator.

#### KITCHEN

9' 01" x 8' 03" (2.77m x 2.51m) Measurements include base units with space for dishwasher and under counter fridge, work surface is inset with sink and drainer with a mixer tap over, ceramic tiled metro tiling, double glazed window, range of fitted wall cupboards, heated towel rail, door to walk in larder cupboard with a wall mounted gas boiler and additional storage, door to:-

#### OUTSIDE AREA

Lobby area with window to the side, sliding door opens to the garden, door to utility area with space and plumbing for washing machine, door to WC with a double glazed window and low level WC.

#### STAIRS TO:-

#### LANDING

Spacious landing, access to loft, picture rail, doors to:-

#### BEDROOM ONE

13' 01" x 12' 0" (3.99m x 3.66m) Picture rail, two double glazed windows, radiator, tiled fireplace, built in shelved cupboard.

#### BEDROOM TWO

12' 06" x 10' 04" (3.81m x 3.15m) Double glazed window, radiator, picture rail.

#### BEDROOM THREE

9' 09" x 6' 10" (2.97m x 2.08m) Double glazed window, radiator, picture rail.

#### BATHROOM

Suite comprising a panel bath with mixer taps and shower fitment plus a main fed shower fitment over and a pedestal wash hand basin with a mixer tap, tiled splash backs, double glazed window, heated towel rail.

#### WC

Low level WC, double glazed window.

#### REAR GARDEN

South facing rear garden, step down from utility area, paved and crazy paved low maintenance garden with planted inset borders, brick built shed, rear pedestrian gateway, outside tap.

#### MEASUREMENTS

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. 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.

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

Floor Area: 990 ft<sup>2</sup> / 92 m<sup>2</sup>

Conservation Area: No

Flood Risk: Very Low





**ANTI MONEY LAUNDERING**

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.

**COUNCIL TAX**

Council Tax Band - C  
 Council Tax Cost (£PA) £1,894.7  
 Local Authority Thanet District Council

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

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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 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

