



- Beautifully Presented
- Perfect FTB or Investment Purchase
- Nothing To Do
- GCH & DG
- Two bedrooms
- Modern kitchen

21 Poets Corner, Margate, CT9 1TR

£230,000

PERFECT FOR FIRST TIME BUYERS / INVESTMENT BUYERS / HOLIDAY HOME BUYERS / NOTHING TO DO Thomas Jackson are delighted to have been appointed selling agent for this beautifully presented mid terrace cottage. Having recently been modernised and redecorated throughout there is no work required, unless you wanted to personalise the neutral decoration with colour. Arranged as open plan sitting room, contemporary kitchen diner and a low maintenance private courtyard. On the first floor there is a generous double bedroom as well as a single bedroom plus the family bathroom. There is double glazing as well as gas central heating.



Property Description

THE PROPERTY

PERFECT FOR FIRST TIME BUYERS / INVESTMENT BUYERS / HOLIDAY HOME BUYERS / NOTHING TO DO Thomas Jackson are delighted to have been appointed selling agent for this beautifully presented mid terrace cottage. Having recently been modernised and redecorated throughout there is no work required unless you wanted to personalise the neutral decoration with colour. Arranged as open plan sitting room, contemporary kitchen diner and a low maintenance private courtyard. On the first floor there is a generous double bedroom as well as a single bedroom plus the family bathroom. There is double glazing as well as gas central heating.

SITTING ROOM

14' 09" x 12' 03" (4.5m x 3.73m) Maximum measurements, double glazed entrance door, double glazed bay window to the front, radiator, TV point, leading through to lobby, stairs lead to first floor, doorway through to:-

KITCHEN DINER

11' 09" x 9' 11" (3.58m x 3.02m) Measurements include a range of fitted base units with a fitted electric oven, space for washing machine, space for a fridge freezer, work surface over inset with halogen hob and a stainless steel sink and drainer, ceramic tiling, cupboards over, double glazed window, double glazed door to the courtyard, door to under stairs cupboard, ceiling inset with down lighters, wall mounted gas boiler.

STAIRS TO:-

LANDING

Access to loft space, double glazed window, space for wardrobe, doors to:-

BEDROOM ONE

14' 08" x 10' 02" (4.47m x 3.1m) Vaulted ceiling, two double glazed windows, radiator, TV point.

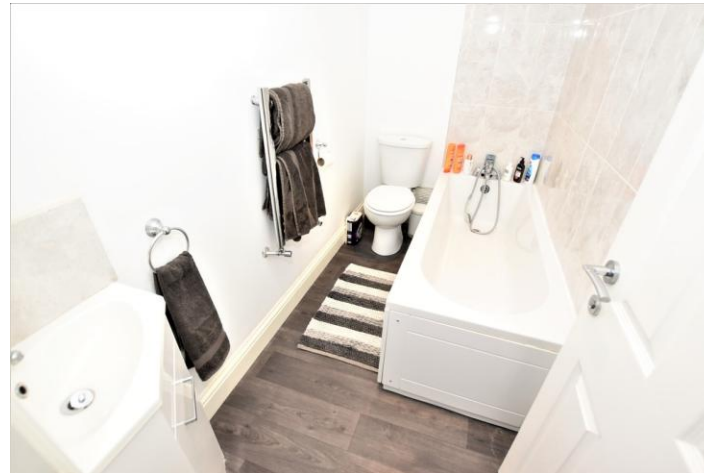
BEDROOM TWO

9' 06" x 5' 0" (2.9m x 1.52m) Double Glazed window, radiator, vaulted ceiling.

FAMILY BATHROOM

Panel bath, low level WC, corner vanity basin with storage below, tiled splash backs, heated towel rail, extractor fan, ceiling inset with down lighters.

REAR COURTYARD



Newly laid to low maintenance faux lawn, former bomb shelter or storage shed.

AGENTS NOTES

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.

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 - A

Council Tax Cost (£PA) £1,421.04

Local Authority - Thanet District Council

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

rightmove 

Zoopla

UK ALA  DPS 

 The Property Ombudsman

152 Northdown Road, Cliftonville,
Margate, Kent, CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

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

Thomas
jackson
ESTATE AGENTS

