



- No Chain
- Character Property
- Requires renovation
- Ideal Project

16 Lyndhurst Avenue, Margate, CT9 2PS

£300,000

A character two bedroom detached property conveniently located in Lyndhurst Avenue off Northdown Road in Cliftonville. The property requires a full refurbishment, and there is considerable scope to extend and remodel the existing accommodation (subject to obtaining all necessary consents and approvals). On the ground floor there are two generous reception rooms, kitchen and downstairs W.C. Upstairs there are two double bedrooms and a spacious bathroom. A private west facing garden with an abundance of mature shrubs and trees. Keys held for immediate viewings. No Chain.



Property Description

HALL

DINING ROOM

12' 10" x 11' 11" (3.91m x 3.63m)

KITCHEN

11' 0" x 9' 0" (3.35m x 2.74m)

W.C.

SITTING ROOM

13' 7" x 12' 7" (4.14m x 3.84m)

FIRST FLOOR LANDING

BEDROOM ONE

14' 3" x 12' 8" (4.34m x 3.86m)

BEDROOM TWO

13' 1" x 7' 7" (3.99m x 2.31m)

BATHROOM

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

AGENTS NOTES

Freehold

EPC -

Council Tax Band -





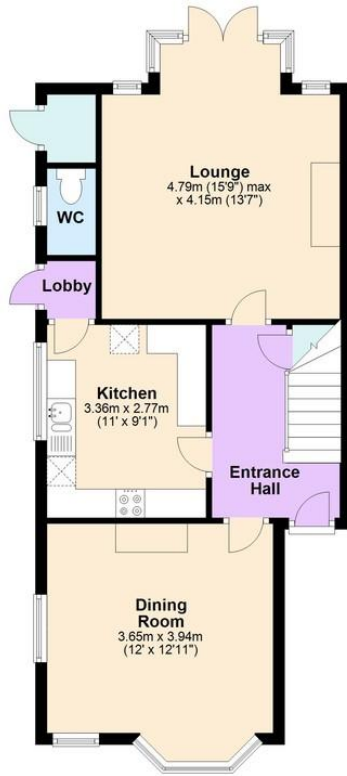
ANTI MONEY LAUNDERING

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.



Ground Floor

Approx. 54.5 sq. metres (586.3 sq. feet)



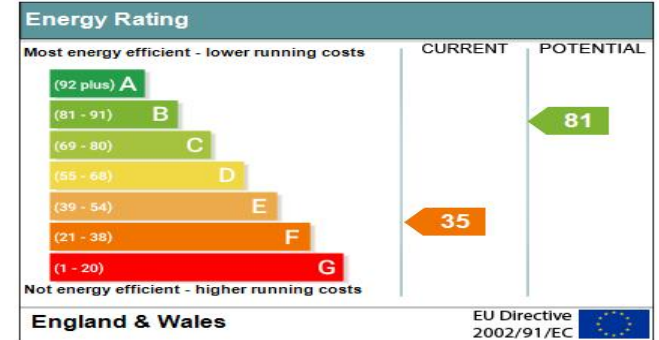
First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



Total area: approx. 96.5 sq. metres (1038.3 sq. feet)
16 Lyndhurst Avenue, Cliftonville, Margate

Address: 16 Lyndhurst Avenue, MARGATE, CT9 2PS
RRN: 0310-2655-1250-2797-7605



rightmove

Zoopa



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

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ESTATE AGENTS

