



Thomas
jackson
ESTATE AGENTS



35 Sweyn Road

Cliftonville, Margate, CT9 2DD

- Semi Detached House
- Three bedrooms
- Lounge/diner
- Kitchen/breakfast room
- No Chain
- Garage/drive
- Deceptive property

£325,000

EPC Rating 'TBC'





Property Description

DESCRIPTION

Occupying this popular and convenient Cliftonville location is this three bedroom semi detached property. The property is located a short walk to Northdown Road and a 10 minute walk to the seafront and sandy beaches. Internally the property offers a 21ft x 10ft lounge/diner, a 14ft x 9ft kitchen/breakfast room, a useful ground floor W.C.. Upstairs there are three generous bedrooms a modern bathroom with a separate shower and a separate W.C. Outside there are gardens to the front and rear, off street parking for one car and an integral garage. NO FORWARD CHAIN.

HALL

Double glazed door, stairs to the first floor, under stairs storage, radiator.

CLOAKROOM

Double glazed window, low level W.C., wall mounted hand basin, part tiled walls.



KITCHEN/BREAKFAST ROOM

14' 2" x 9' 0" (4.32m x 2.74m) Measurements to include matching base and eye level cupboards, five burner gas hob, extractor, electric oven/grill, tiled splashback, space for a fridge/freezer, space for a washing machine, dual aspect double glazed windows, double glazed door, radiator, vinyl flooring.

LOUNGE/DINER

21' 2" x 10' 4" (6.45m x 3.15m) Double glazed window and patio door to rear, feature gas fireplace, radiator, carpet flooring.

FIRST FLOOR LANDING

Storage cupboard, loft access.

BEDROOM ONE

19' 2" x 7' 5" (5.84m x 2.26m) Double glazed windows, fitted wardrobes, radiator, carpet flooring.

BEDROOM TWO

10' 11" x 8' 0" (3.33m x 2.44m) Double glazed window, radiator, carpet flooring.

BEDROOM THREE

8' 0" x 9' 1" (2.44m x 2.77m) Double glazed window, radiator, carpet flooring.



BATHROOM

Modern suite comprising a panelled bath with mixer tap, pedestal hand basin, shower cubicle with an electric shower, radiator, double glazed window, vinyl flooring.

W.C.

Double glazed window, low level W.C., vinyl flooring.

FRONT GARDEN

Brick boundary walls, paved driveway, attractive flowerbeds, side access

REAR GARDEN

Decked and laid to lawn, side access, shed, greenhouse.

GARAGE

Up and over door, meters

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 firms 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.

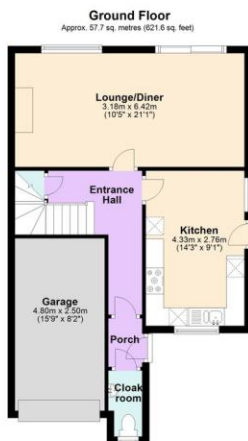
AGENTS NOTES

The vendors have approval to extend the rear of the property by 3 meters.

Freehold

Council Tax Band D

EPC Band E



Total area: approx. 106.6 sq. metres (1147.2 sq. feet)
35 Sweyn Road, Cliftonville, Margate



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 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

