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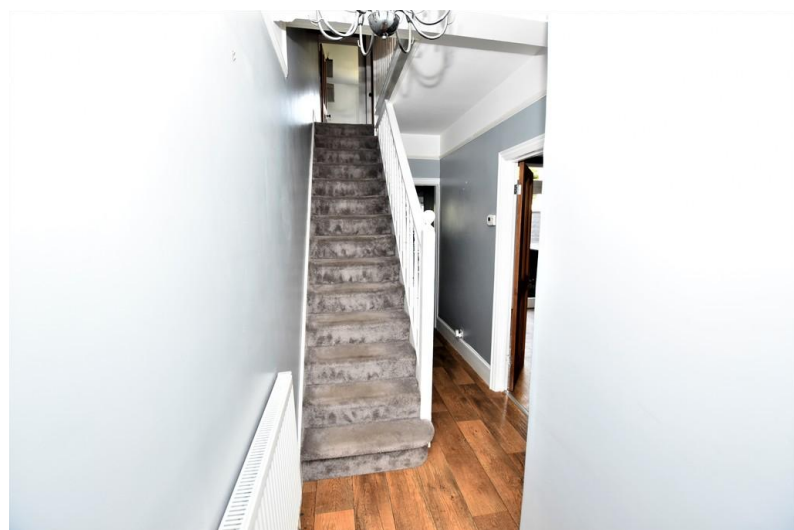
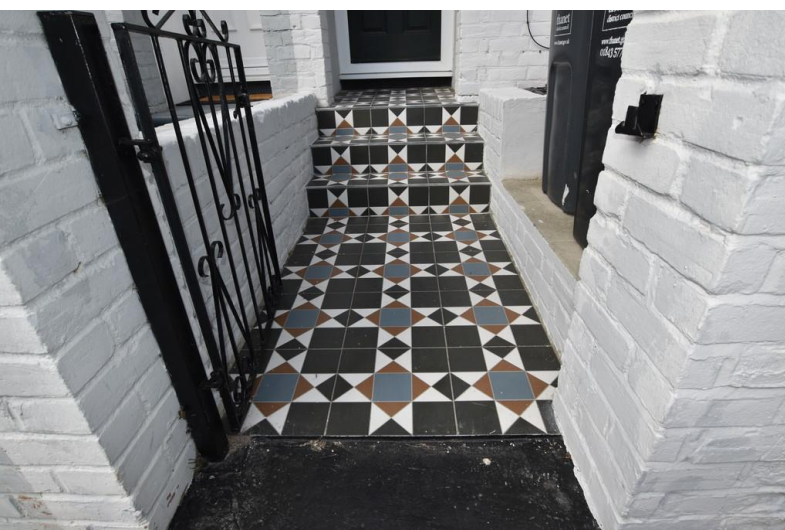
75 Victoria Avenue

Margate, CT9 2UE

- Contemporary Yet Traditional Family Home
- Double Glazing and Gas Central Heating
- Three Double Bedrooms

£300,000

EPC Rating '62'





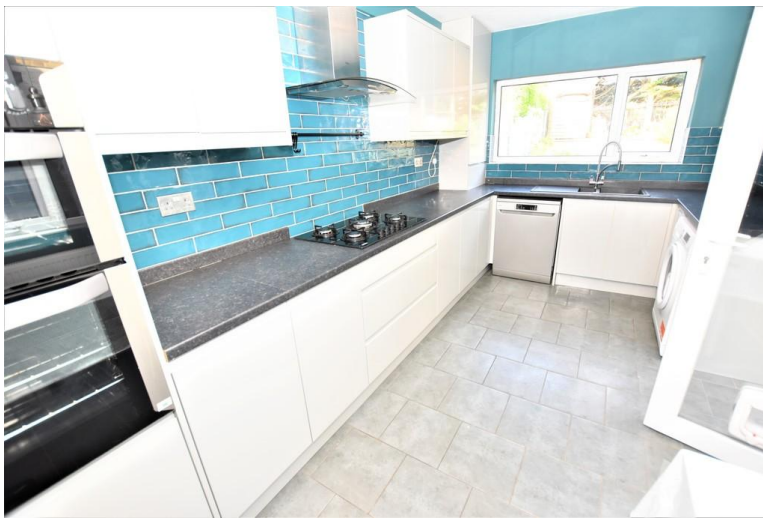
Property Description

THE PROPERTY

CONTEMPORARY AND CHARACTER This well-presented family home is set close to an abundance of facilities including a parade of shops, Dane and Northdown parks, a twenty-minute walk will get you to Margate old town and the beach. Northdown Road is also close by and offers an international selection of shops, cafes and restaurants. The property itself is arranged traditionally over two floors and offers bright and spacious accommodation that is currently set as entrance hall way, a through lounge diner as well as a fabulous kitchen diner with integrated appliances. On the first floor are three double bedrooms as well as the family bathroom. To the rear a pretty courtyard leads to a lawn with planted borders as well as a deck. Available chain free and boasting gas central heating, this should be at the top of your viewing list.

ENTRANCE HALLWAY

Double glazed front door, original coving, picture rail, stairs to first floor, radiator, open space under the stairs, doors to :-



OPEN PLAN RECEPTION ROOM

25' 1" x 12' 0" (7.65m x 3.66m) Reducing to 9ft7'. Covered ceiling, double glazed bay window to front, double glazed door to garden, gas coal effect log burner set beneath the bressummer beam, corner cupboard housing electric meter, radiator and shelving chimney recesses.

KITCHEN/DINER

7' 4" x 8' 8" (2.24m x 2.64m) Measurements include filled base unit, space for a dishwasher washing machine and fridge freezer, paned drawers, gas double oven, workspace over inset with five burner gas hob/ stainless steel chimney style filter hood, resign one and a half bowl single draining board, mixer shower tap over, attractive tile splash backs and flooring, a range of coordinated wall cupboards, wall mounted gas boiler, two double glazed windows, double glazed door leading to rear garden and radiator.



STAIRS TO :-

LANDING

Spacious landing with access to loft, loft offers an abundance of storage, picture rail, door to shelved cupboard, doors to the three bedrooms and family bathroom.



BEDROOM ONE

15' 2" x 11' 1" (4.62m x 3.38m) Coved ceiling, two double glazed windows, two radiators and laminate flooring.

BEDROOM TWO

11' 3" x 9' 7" (3.43m x 2.92m) Coved ceiling, double glazed window, radiator and laminate flooring.

BEDROOM THREE

8' 11" x 8' 10" (2.72m x 2.69m) double glazed windows and radiator.

FAMILY BATHROOM

Suits comprises panelled bath with thermostat shower, low level wc, pedestal wash basin with mixer tap, attractive tiling, double glazed window and extractor fan.



REAR GARDEN

Rear garden featuring courtyard, steps up to grassed area, following to decked area.

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.

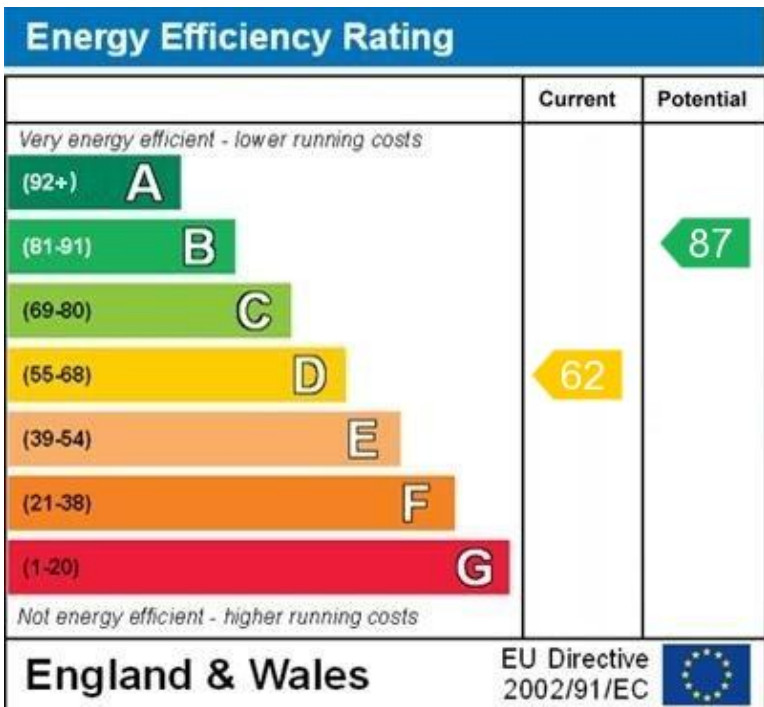
COUNCIL TAX

Council Tax Band B
 Council Tax Cost (£PA) £1,657.88
 Thanet District Council



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.



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