



Thomas
jackson
ESTATE AGENTS



EAST COTTAGE, 8 OLD GREEN ROAD, MARGATE, CT9
3LZ

£380,000



DESCRIPTION Thomas Jackson are delighted to bring to the market this attractive three bedroom semi detached flint cottage built circa 1786, situated in a sought after location in Cliftonville off Holly Lane close to local amenities and a 10 minute walk to the sea and sandy beaches of Palm bay. The property has been sympathetically modernised inside however retaining many original features to include a inglenook fireplace with a wood burning stove and original beams. The property is arranged over three floors, upon entering the cottage you walk into the open plan kitchen/breakfast room, there is a useful utility room, 18ft x 13ft sitting room, cellar, on the first floor there are two double bedrooms and a family bathroom, on the top floor there is a useful landing with storage a further double bedroom and shower room. At the rear of the cottage there is a private cottage garden, off street parking for one car with double gates and a tiled lych-gate.

KITCHEN/BREAKFAST ROOM UPVC double glazed door and window, matching white fitted base and eye level cupboards, granite worktops and upstand, composite 11/2 sink with mixer tap, electric hob and extractor, double oven/grill, space for a fridge/freezer, integrated dishwasher, breakfast bar, UPVC French doors, oak hardwood flooring, spot lights

UTILITY ROOM Plumbing and space for a washing machine and tumble dryer, tiled walls, vanity unit with a ceramic sink with mixer tap, wall light, oak hardwood flooring.

SITTING ROOM 18' 2" x 13' 2" (5.54m x 4.01m) Dual aspect UPVC double glazed windows, inglenook fireplace with a log burning stove, original beam, tiled hearth, door to the cellar, staircase to the first floor, spot lights, radiators, original painted beams, telephone point, television point, oak hardwood flooring.

CELLAR Meters, ample storage

FIRST FLOOR LANDING Stairs to the second flooring, radiator.

BEDROOM ONE 13' x 9' 9" (3.96m x 2.97m) UPVC double glazed window, radiator, feature fireplace, built in double wardrobe, beamed ceiling.

BEDROOM TWO 12' 5" x 6' 4" (3.78m x 1.93m) UPVC double glazed window, radiator, beamed ceiling

BATHROOM Modern suite comprising a white panelled bath with a glass shower screen and mains shower, vanity unit with a ceramic sink and mixer tap, low level W.C., wall mounted boiler,

UPVC double glazed window, chrome heated towel rail, additional towel rail, panelled and tiled walls, oak hardwood flooring.

SECOND FLOOR LANDING Built in wardrobe with hanging and shelving, double glazed window.

BEDROOM THREE 12' 4" x 10' 5" (3.76m x 3.18m) Velux window, radiator.

EN-SUITE SHOWER Modern suite comprising a walk in shower with mains shower, low level W.C., vanity unit with a ceramic sink with mixer tap, spot lights, extractor, oak hardwood flooring.

REAR GARDEN Pretty cottage garden, artificial lawn, an abundance of bedding plants and shrubs, brick boundary walls, double wooden gates with a tiled lych-gate, concrete drive for one car, outside water tap, outside light.

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.

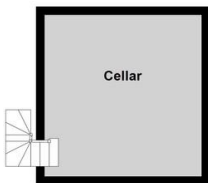
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AGENTS NOTES EPC Band - D
Council Tax Band - D
Freehold

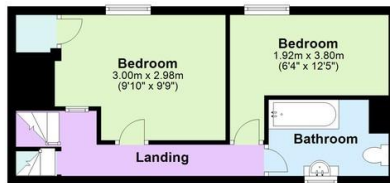
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Basement
Approx. 14.4 sq. metres (155.5 sq. feet)



First Floor
Approx. 34.3 sq. metres (369.0 sq. feet)



Ground Floor
Approx. 52.7 sq. metres (567.5 sq. feet)



Second Floor
Approx. 22.5 sq. metres (242.3 sq. feet)



Total area: approx. 124.0 sq. metres (1334.3 sq. feet)
East Cottage, Old Green Road, Margate

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		