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ESTATE AGENTS



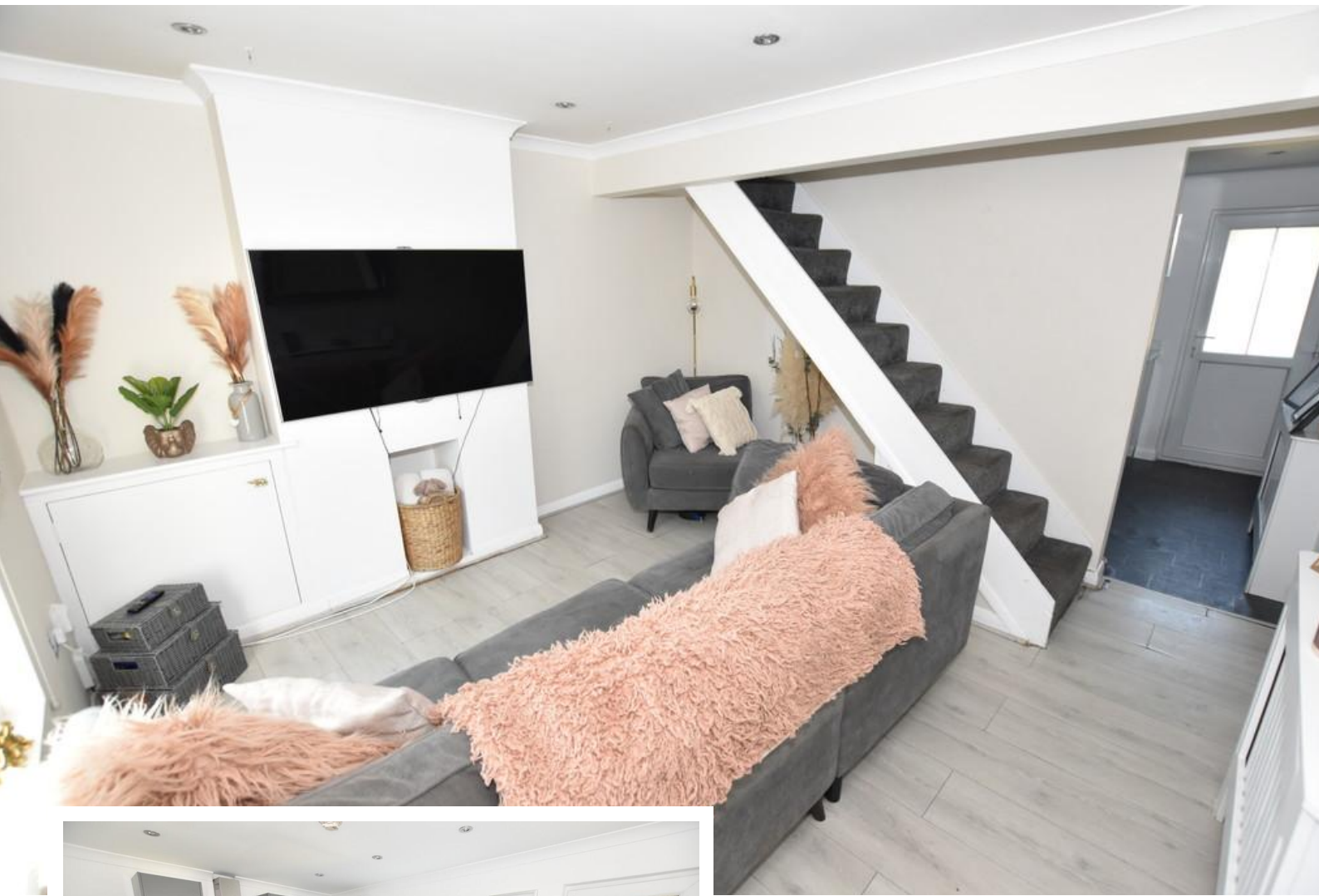
135 High Street
Garlinge, Margate, CT9 5LY

- Two bedrooms
- Cosy lounge
- 11ft x 8ft Kitchen/breakfast room
- Gas central heating

£190,000

EPC Rating '66'





Property Description

DESCRIPTION

A charming two bedroom cottage situated in a popular location in Garlinge ideal for First Time Buyers/Investors or a perfect holiday home by the sea. The property is arranged over two floors and comprises a cosy lounge with stairs leading to the first floor and a 11ft x 9ft kitchen/breakfast room leading to the rear paved garden. Upstairs there are two bedrooms, a double, small single and a modern bathroom. The property is offered with no forward chain, priced to sell, benefits from gas central heating and double glazing. Council Tax Band A, EPC Band D. Immediate viewings available.

LOUNGE

11' 8" x 12' 0" (3.56m x 3.66m) UPVC double glazed window, hardwood door, stairs to the first floor, under stairs small storage cupboard, radiator, laminate flooring.

KITCHEN/BREAKFAST ROOM

11' 8" x 9' 0" (3.56m x 2.74m) Measurements include a range of contemporary grey gloss fitted base and eye level



cupboards with complementary worksurfaces, space for a fridge/freezer, plumbing and space for a washing machine, built in electric oven, gas hob, stainless steel extractor and splashback, ceramic sink with mixer tap, wall mounted boiler, UPVC double glazed window and door, radiator, chrome spot lights, vinyl tiled effect flooring.

LANDING

Spot light, shelf (potential to create a built in cupboard), carpet flooring.

BEDROOM ONE

11' 7" x 9' 2" (3.53m x 2.79m) UPVC double glazed window, radiator, chrome spot lights, carpet flooring



BEDROOM TWO

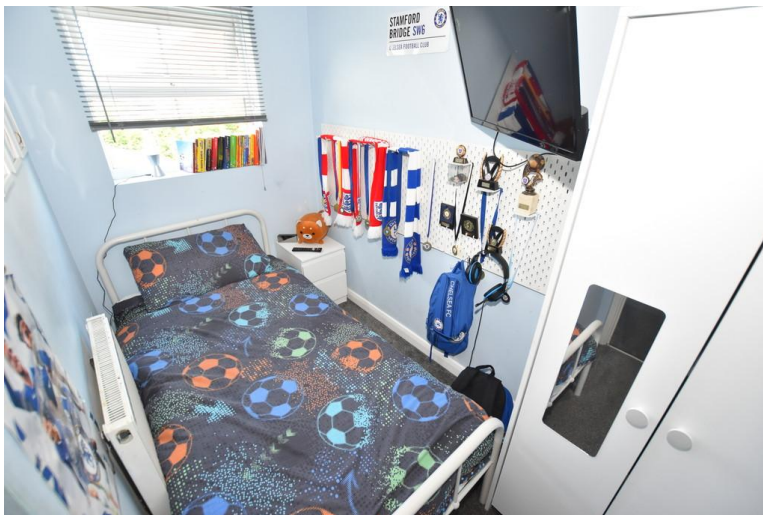
9' 0" x 4' 11" (2.74m x 1.5m) UPVC double glazed window, radiator, carpet flooring.

BATHROOM

White suite comprising a white panelled bath, low level W.C. and pedestal, UPVC double glazed window, chrome spot lights, chrome heated towel rail, tiled walls with a recessed mirror, stone effect vinyl flooring.

REAR GARDEN

23' 0" x 11' 10" (7.01m x 3.61m) Low maintenance paved rear garden.



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.

AGENTS NOTES

Freehold
Council Tax Band A
EPC Band D



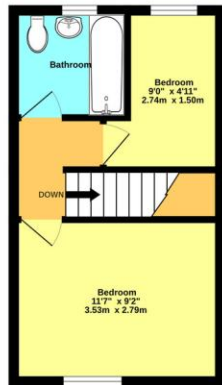
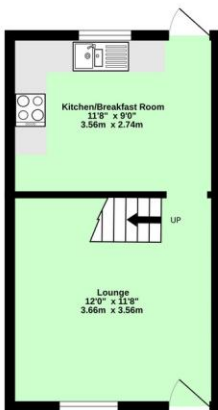


ANTI MONEY LAUNDERING

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

1st Floor



Total Area 47m Sq Or 505th Sq

Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency over the years.
Made with Blueprints 6/2017



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		



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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

