



Thomas
jackson
ESTATE AGENTS



15 Dane Gardens

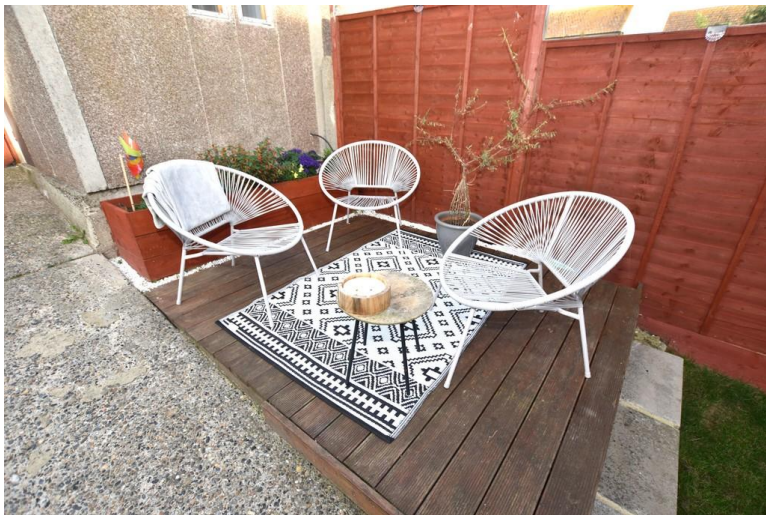
Margate, CT9 3SD

- Refurbished Property
- Two Double Bedrooms
- Solar, GCH & DG
- Contemporary Decoration

£230,000

EPC Rating '66'





Property Description

THE PROPERTY

A superb starter home or investment property that has recently undergone a very tasteful refurbishment. Presented to a contemporary style throughout with nothing left to do. Comprising a good-sized entrance porch, open plan reception room with plenty of storage plus a lovely kitchen diner. On the first floor are two double bedrooms with built in storage plus a modern bathroom suite. To the rear of the property a private lawned garden with a raised deck. The property boasts solar panels, gas central heating as well as double glazing.

ENTRANCE PORCH

Double glazed entrance door, double glazed units, meters, glazed door to:-

RECEPTION ROOM

16' 1" x 12' 8" (4.9m x 3.86m) Maximum measurements, double glazed window to the front, two double radiators, under stairs storage, clever dog crate area built in to understairs, oak strip panelling, TV point, telephone point,



door to:-

KITCHEN DINER

16' 0" x 10' 06" (4.88m x 3.2m) Measurements include a range of fitted base units with space allowed for washing machine, fitted electric fan oven, worksurface over inset with sink and drainer plus a four burner electric hob, subway tiles, wall mounted gas boiler, matching range of fitted wall units, double glazed window plus double glazed door to the garden.

STAIRS TO:-

LANDING

Access to loft, doors to:-

BEDROOM ONE

16' 0" x 9' 7" (4.88m x 2.92m) Double glazed window, radiator, recessed hanging space.

BEDROOM TWO

10' 8" x 8' 1" (3.25m x 2.46m) Built in storage cupboard, double glazed window, radiator.

BATHROOM

Suite comprising low level WC, pedestal wash basin, double ended side fill bath, attractive tiling, heated towel rail, double glazed window.

REAR GARDEN

Laid mainly to lawn, centralised pathway, pedestrian access, pre cast shed, deck area plus patio.

AGENTS NOTES

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

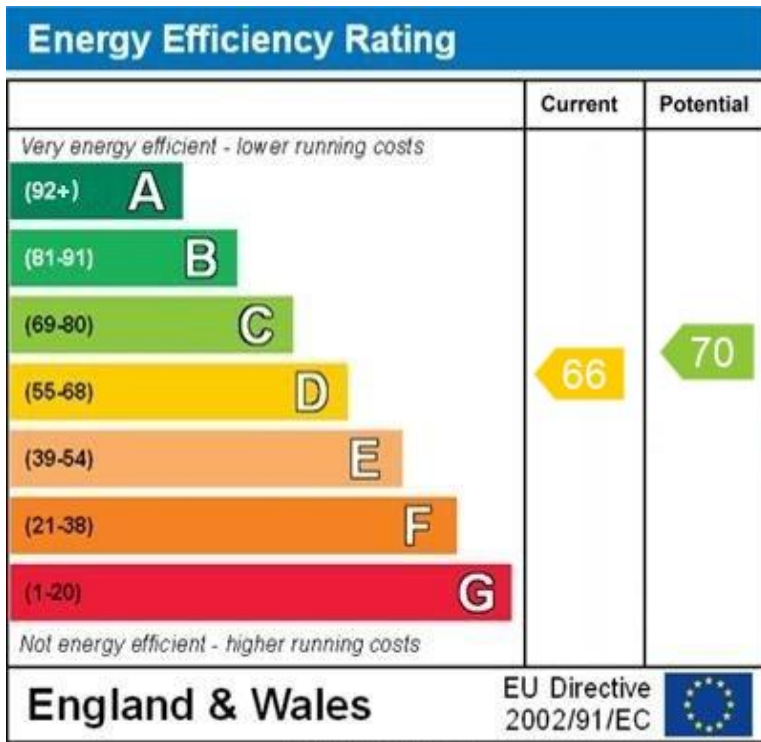


ANTI MONEY LAUNDERING

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.

SOLAR PANELS

Our Vendor advises that the Solar panels provide them with hot water.



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