



Thomas
jackson
ESTATE AGENTS



40 St. James Park Road

Margate, CT9 5HY

- Substantial Semi Detached House
- Light & Bright Decoration
- Contemporary Kitchen
- Three Bedrooms

Offers In Excess Of £355,000

EPC Rating '72'





Property Description

THE PROPERTY

A super, semi detached house presented to an impeccable standard by the current Vendor. Offering bright and light accommodation decorated in neutral tones that create an air of calm and space. Comprising of entrance hallway, open plan reception room opens through to the contemporary fitted kitchen and dining island, there is also a very useful utility room and a shower room and WC. On the first floor three spacious bedrooms and the family bathroom. The rear garden is presented with a faux lawn, paved patio and decking. To the front, a neat block paved driveway provides parking for two vehicles. The property boasts gas central heating as well as double glazing. This perfect family home is worthy of your earliest attention.

ENTRANCE HALLWAY

Double glazed entrance door, double glazed panels to sides and over, stairs to first floor, under stairs storage cupboard, radiator, doors to:-



RECEPTION ROOM

25' 02" x 10' 08" (7.67m x 3.25m) Maximum measurement into bay, two radiators, double glazed bay window to the front, TV point, four wall light points, brick built feature fireplace, arch to:-

KITCHEN DINER

16' 02" x 10' 05" (4.93m x 3.18m) Measurements include a well-planned range of fitted base units, with an integrated dishwasher, double electric oven and halogen hob, plus filter hood, wood block work surface over with an inset sink and drainer, attractive tiling, matching wall cabinets over, space for fridge freezer, double glazed window, double glazed French doors open onto the garden, kitchen island with space for breakfast stools, contemporary upright radiator.

UTILITY ROOM

6' 02" x 5' 08" (1.88m x 1.73m) Measurements include a fitted base unit, surface over with sink and mixer tap, space for washing machine, plenty of storage, inset lighting, double glazed door to the side, door to:-

SHOWER ROOM WC

Suite comprising of corner WC, shower enclosure with mains fed shower, corner wash basin and mixer tap, heated towel rail, extractor fan, tiled splash backs, tiled floor.

STAIRS TO:-

LANDING

Access to loft space, double glazed window, doors to:-

BEDROOM ONE

12' 02" x 10' 10" (3.71m x 3.3m) Double glazed window, radiator, built in wardrobe.

BEDROOM TWO

12' 08" x 8' 11" (3.86m x 2.72m) Plus doorwell, double glazed window, radiator.

BEDROOM THREE

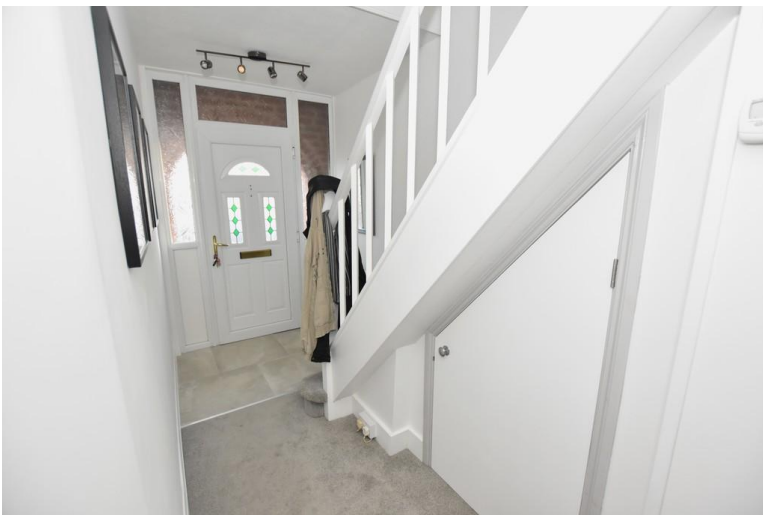
8' 02" x 8' 0" (2.49m x 2.44m) Double glazed window, radiator.

BATHROOM

Suite comprises panel bath with mains fed shower, glass screen, low level WC, vanity wash basin with storage, double glazed window, attractive tiling, extractor fan.

REAR GARDEN

Accessed from the kitchen, a long garden with faux lawn,





paved patio as well as a raised deck, outside power and lighting, pedestrian access to the side, raised planted borders.

FRONT GARDEN AND DRIVEWAY

Laid to block paving with inset lighting, space for two cars.

AGENTS NOTES

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.

COUNCIL TAX

Council Tax Band C

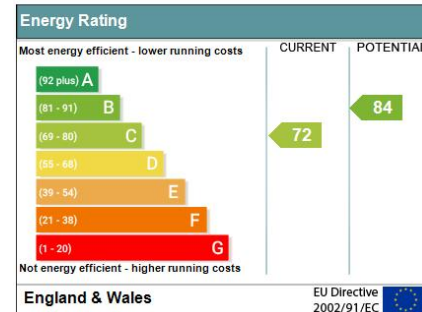
Council Tax Cost £1,894.72

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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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

