



- Chain Free
- Three bedrooms
- Loft Room
- Two reception rooms

### 68 Millmead Road, Margate, CT9 3QL

Guide Price £250,000

NO CHAIN. Extended three bedroom semi-detached house with a south facing garden, drive and garage. The property offers spacious accommodation comprising entrance porch, two reception rooms, kitchen, downstairs W.C., and a utility room. Upstairs there are three generous bedrooms and a family bathroom. Potential to convert the loft subject to planning consent. The property requires updating however benefits from gas central heating and double glazing. Off street parking, a large garage and a south facing established rear garden with mature trees.



## Property Description

### DESCRIPTION

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### PORCH

Brick and UPVC construction, tiled floor

### HALL

Tiled flooring, stairs to the first floor, radiator, under stairs cupboard with meters.

### LOUNGE

13' 7" x 14' 3" (4.14m x 4.34m) Double glazed bay window to front, gas fire, radiator, laminate flooring.

### DINING ROOM

12' 3" x 115' 0" (3.73m x 35.05m) Double glazed door and windows to rear, radiator, laminate flooring.

### KITCHEN

11' 2" x 7' 10" (3.4m x 2.39m) Measurements excluding fitted units. Matching base and eye level cupboards with work surfaces and a stainless-steel sink, gas hob, extractor, electric oven, cupboard housing the boiler. double glazed window, space for a fridge/freezer, tiled flooring, radiator.

### DOWNSTAIRS W.C.

Low level W.C, wall mounted hand basin, tiled walls, and flooring.





#### UTILITY ROOM

Brick and UPVC construction, base cupboard with a stainless-steel sink plumbing and space for a washing machine, tiled flooring.



#### FIRST FLOOR LANDING

Double glazed window, radiator.



#### BEDROOM ONE

10' 5" x 9' 3" (3.18m x 2.82m) Measurements excluding the built-in cupboard. Double glazed window, radiator, built-in cupboards



#### BEDROOM TWO

11' 5" x 12' 2" (3.48m x 3.71m) Double glazed window, radiator.

#### BEDROOM THREE

9' 11" x 7' 11" (3.02m x 2.41m) Double glazed window to front, radiator.

#### BATHROOM

White suite comprising a panelled bath, low level W.C and a pedestal hand basin. Double glazed window, radiator.

#### 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.



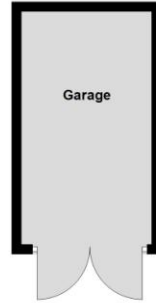
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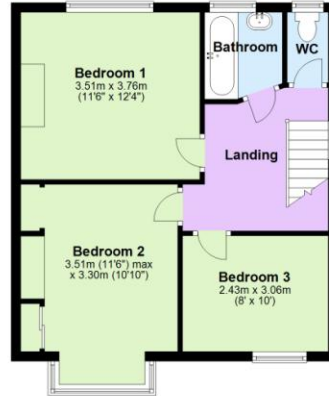
**Ground Floor**

Approx. 58.4 sq. metres (628.7 sq. feet)



**First Floor**

Approx. 46.6 sq. metres (501.3 sq. feet)



Total area: approx. 105.0 sq. metres (1130.0 sq. feet)  
**68 Millmead Road, Margate**

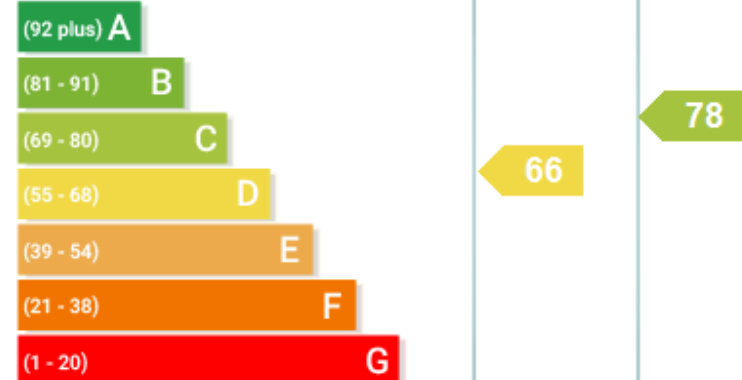
Address: 68 Millmead Road, MARGATE, CT9 3QL  
 RRN: 4537-4720-5309-0839-1272

**Energy Rating**

Most energy efficient - lower running costs

CURRENT

POTENTIAL



Not energy efficient - higher running costs

**England & Wales**

EU Directive  
 2002/91/EC



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