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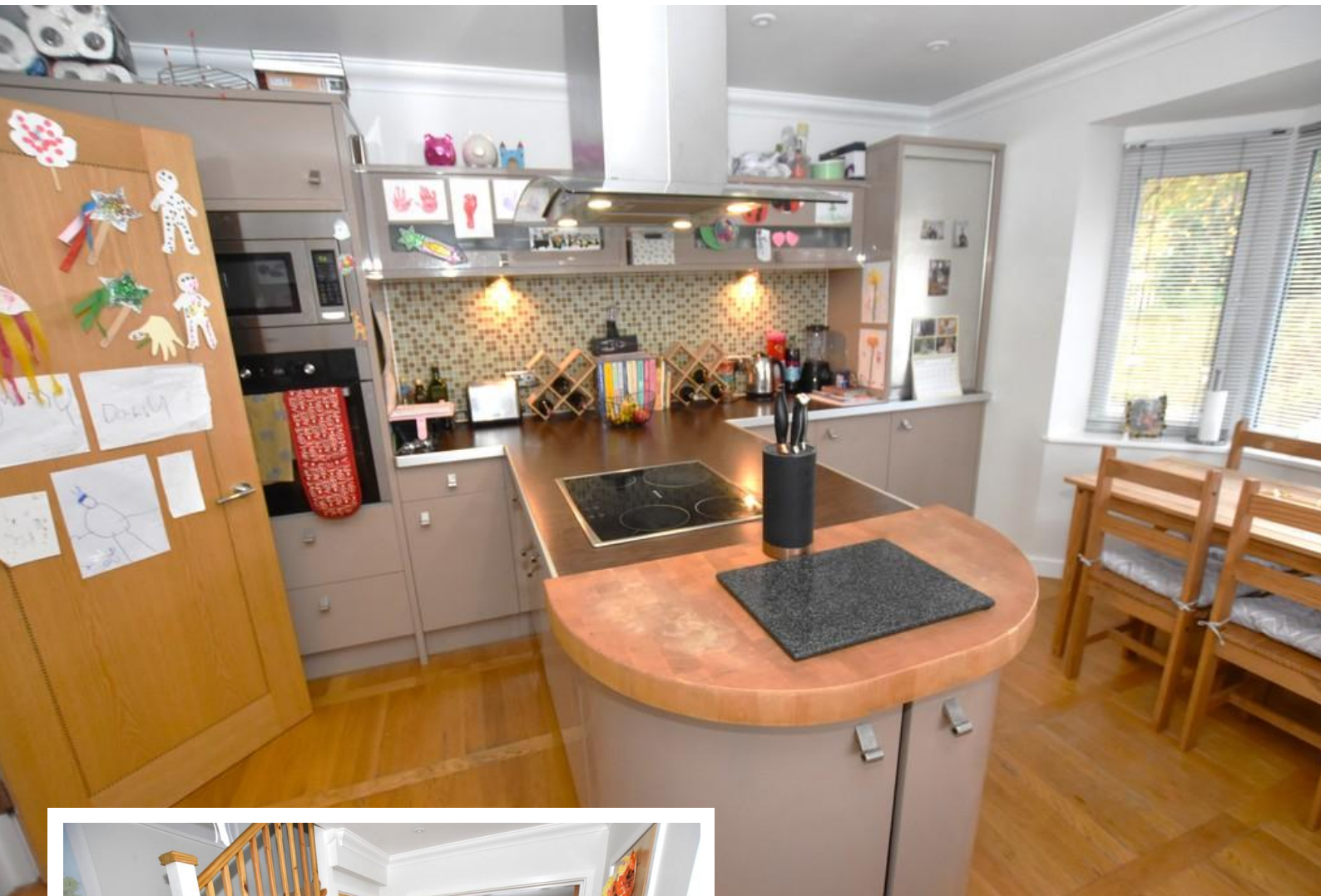
22 Parish Close
Broadstairs, CT10 2UJ

- Delightful Detached Family Home
- Two En Suite Bedrooms Plus A Good Third
- Large Reception Hallway

£375,000

EPC Rating '73'





Property Description

THE PROPERTY

A delightful, detached house in an enviable position. Close to a great range of facilities including a late stop shop, some of the best regarded secondary schools in the area plus the train station for fast frequent connections to London in just over an hour. Presented in "as new" condition with neutral decorations throughout. Well planned and presented accommodation currently set as a very spacious reception hall, cloakroom WC, open plan reception room, fantastic kitchen diner with appliances. On the first floor the master bedroom has an en suite bathroom Wc, bedroom two has a shower room and WC plus a generous third bedroom. To the rear a well-planned and presented garden while the front offers off road parking. As you would expect from a property of this age the EPC rating is a C, the property boasts gas central heating as well as double glazing.

RECEPTION HALLWAY

13' 07" x 9' 07" (4.14m x 2.92m) Double glazed entrance door, coved ceiling with inset lighting, stairs to first floor,



door to under stairs storage cupboard, radiator, oak flooring, double doors open to both the kitchen and reception room, door to:-

CLOAKROOM WC

Low level WC, vanity wash hand basin with a mixer tap, double glazed window, coved ceiling with inset lighting, heated towel rail, tiled floor.

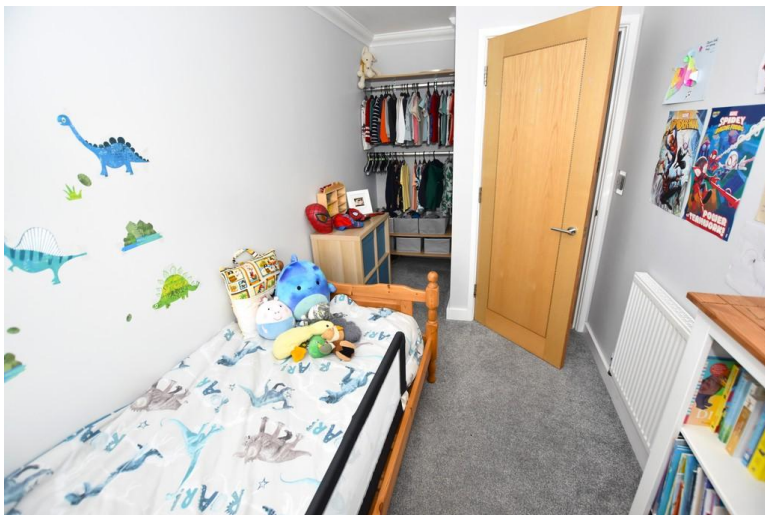
RECEPTION ROOM

15' 11" x 13' 08" (4.85m x 4.17m) Coved ceiling, double glazed French doors with double glazed side panels open to the garden, double glazed window to the side, TV point, telephone point, two radiators.



KITCHEN DINER

14' 01" x 12' 11" (4.29m x 3.94m) Measurements include a fantastic range of fitted units that comprise of larder pull out cupboards, tower units as well as open display, space for a dishwasher, integrated fridge freezer and washing machine, built in microwave and electric oven built in at eye level, work surface is inset with a halogen hob and a stainless steel one and a half bowl sink plus a mixer tap over, double glazed window to the side, double glazed bay window to the front, matching range of fitted wall units, coved ceiling with inset lighting, Fabulous central filter hood, oak flooring, wall mounted gas boiler is set behind a roller fronted fitted unit.



STAIRS TO:-

LANDING

Coved ceiling inset with led lighting, access to loft, doors to:-

BEDROOM ONE

13' 01" x 12' 11" (3.99m x 3.94m) Coved ceiling, two double glazed windows, radiator, door to:-

EN SUITE BATHROOM

Suite comprising of panel bath, low level WC and a wall hung wash hand basin, attractive tiling and display shelf, double glazed window, attractive tiling, heated towel rail.

BEDROOM TWO

12' 08" x 8' 08" (3.86m x 2.64m) Coved ceiling, radiator, double glazed window, door to:-

EN SUITE SHOWER ROOM

Suite comprising of double shower enclosure with a mains fed shower fitment and a wall hung wash hand basin plus a low level Wc, tiled walls and floor, extractor fan.





BEDROOM THREE

13' 09" x 6' 09" (4.19m x 2.06m) Maximum measurements, coved ceiling, double glazed window, radiator.

REAR GARDEN

Laid to patio and lawn, recessed pedestrian access gate to side.

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.

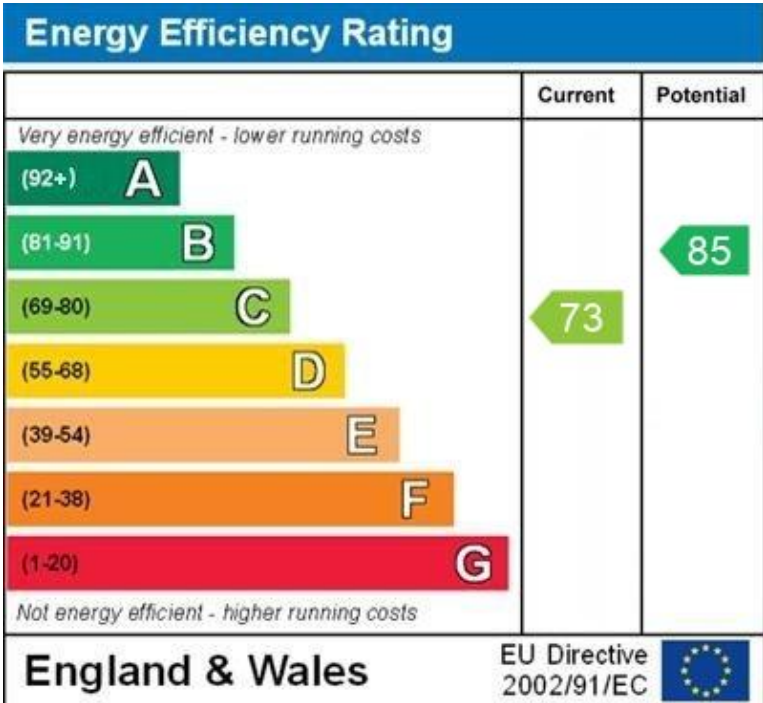
ANTI MONEY LAUNDERING

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.



COUNCIL TAX

Council Tax Band D
Council Tax Cost (EPA) £2,195.64
Local Authority Thanet District Council



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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

