



Thomas
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ESTATE AGENTS



23 Queen Berthas Avenue

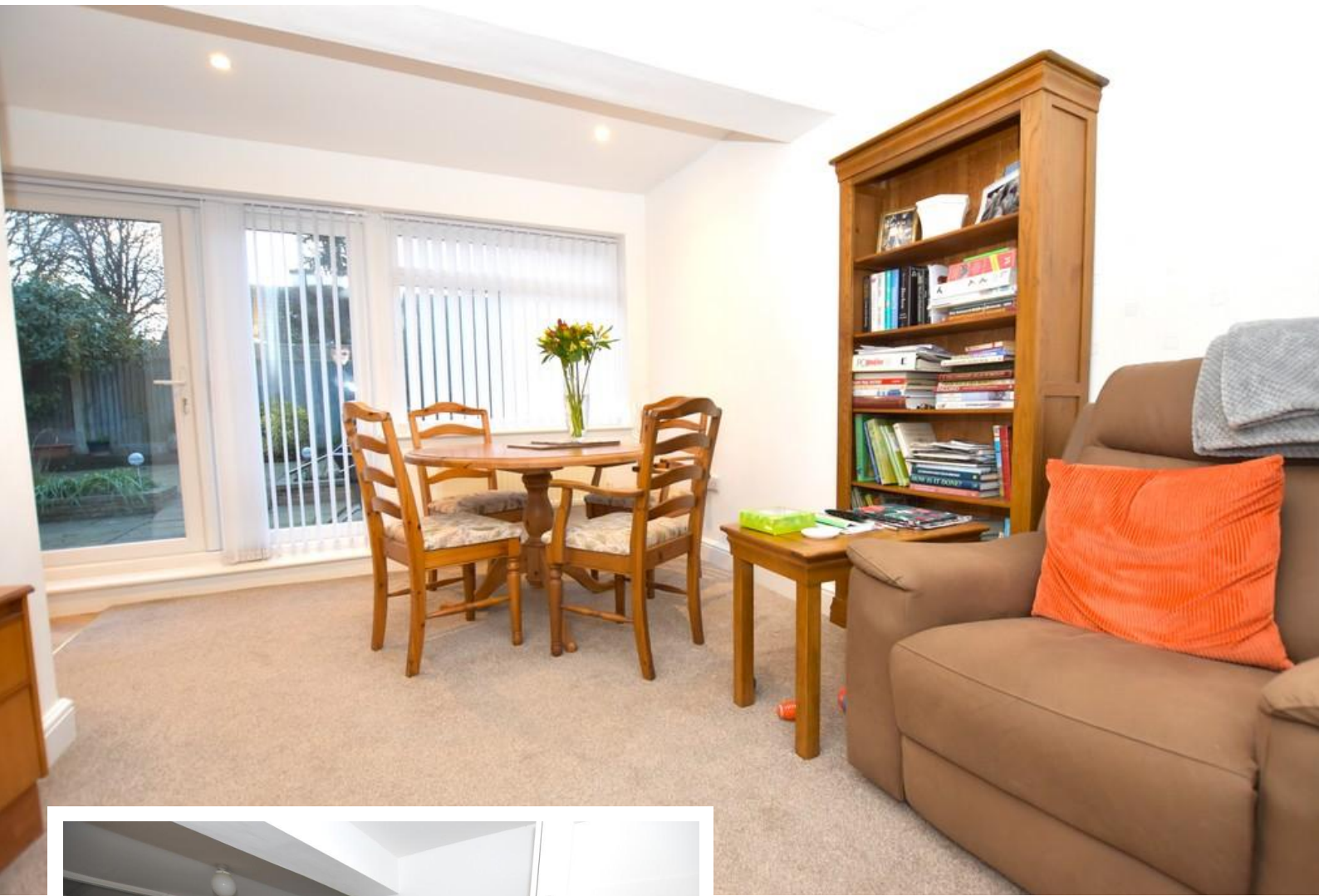
Birchington, Kent, CT7 9BH

- Superb Semi Detached Bungalow
- Two Double Bedrooms
- GCG and DG
- Light and Contemporary

Offers In Excess Of £295,000

EPC Rating '71'





Property Description

THE PROPERTY

A super semi-detached bungalow in a very well-regarded residential area of Birchington. Birchington town has a superb range of shops both chain stores as well as supermarkets. Set close to everything, including blue flag beaches that enjoy the best sunsets.

The property is presented to a contemporary style with modern, light decoration throughout. Comprising of entrance hallway, open plan sitting room, dining room and kitchen with two spacious double bedrooms as well as a super shower room and WC. To the rear a low maintenance garden with paving and borders. The front garden is laid to a combination of lawn and planted borders. There is a garage and parking also to the front. The property boasts gas central heating as well as double glazing.

ENTRANCE HALLWAY

Double glazed entrance door, radiator, access to the loft, doors to two built in storage cupboards, doors to:-



SITTING ROOM

21' 07" x 11' 01" (6.58m x 3.38m) Coved ceiling, two radiators, double glazed window and double glazed French doors open onto the garden, TV point, open plan to:-

KITCHEN

13' 04" x 9' 07" (4.06m x 2.92m) Reducing to 5' 10" measurements include a range of fitted base units with space for washing machine, under counter fridge and freezer, work surface over with inset four burner gas hob and sink and drainer, matching wall cabinets over, combination boiler is set into cupboard, double glazed window, built in double electric fan oven.



SHOWER ROOM WC

Suite comprising of low level WC, pedestal was basin with mixer taps and a corner shower enclosure with mains fed shower fitment, tiled walls and flooring, radiator, double glazed window.

BEDROOM ONE

12' 11" x 10' 04" (3.94m x 3.15m) Measurements include a fitted built in wardrobe, Coved ceiling, radiator, double glazed window.

BEDROOM TWO

11' 04" x 9' 04" (3.45m x 2.84m) Coved ceiling, double glazed window, radiator.



REAR GARDEN

A lovely low maintenance garden mostly laid to paving with planted borders, pedestrian access to the side of the property and a gate leads to the front.

FRONT GARDEN

Mainly laid to lawn with planted borders.

PARKING AND GARAGE

Parking space with access to the garage, up and over garage door.



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.

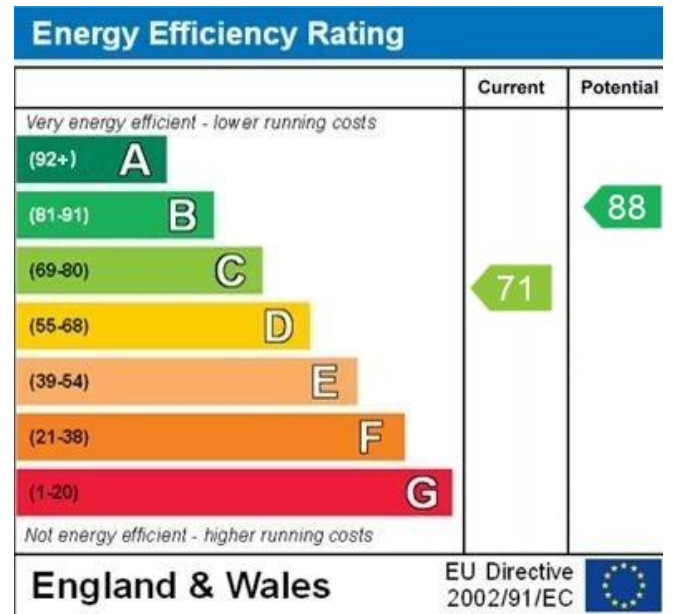
COUNCIL TAX

Tax Band C

Off Road Parking Council Tax Cost (EPA) £1,918.64

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

