



Thomas
jackson
ESTATE AGENTS



54 Connaught Road

Margate, CT9 5TW

- A Spacious Semi Detached House
- Three Bedrooms
- Bathroom and Shower Room
- GCH
- Perfect Project
- Plenty of Parking

£285,000

EPC Rating '61'





Property Description

THE PROPERTY

A spacious semi-detached house, situated in a well regarded residential area of Margate. Now requiring a full programme of modernisation but offering very spacious accommodation. Arranged over two floors and comprising very spacious entrance lobby, entrance hallway, kitchen breakfast room, sitting room opening to dining room plus a shower room and WC. On the first floor are three bedrooms and a family bathroom. To the rear a private garden set within fenced boundaries. to the front a garden area with plenty of parking offered, The property has gas central heating and is now available chain free.

ENTRANCE LOBBY

9' 01" x 6' 03" (2.77m x 1.91m) Glazed door, glazed panels, door to the rear garden, door to:-

ENTRANCE HALLWAY

Stairs to first floor, radiator, under stairs storage cupboard, doors to:-



SHOWER ROOM

wall mounted gas boiler, window, pedestal wash basin doors to shower area, shower enclosure and a separate WC.

KITCHEN

10' 08" x 8' 11" (3.25m x 2.72m) Measurements to include fitted base units, space for washing machine, space for fridge freezer and free standing gas cooker, tiled, window to the front, stainless steel sink, matching wall cabinets, quarry tiled floor, utility niche, serving hatch.

SITTING ROOM

15' 09" x 10' 11" (4.8m x 3.33m) Feature beams, Gas fire, TV point, shelved niche, radiator, arch to:-

DINING ROOM

13' 03" x 9' 06" (4.04m x 2.9m) Feature beams, built in cupboard, radiator, double glazed windows and French doors to the garden.

STAIRS TO:-

LANDING

Access to loft, window to side, radiator, doors to:-

BEDROOM ONE

12' 05" x 11' 02" (3.78m x 3.4m) Plus depth of fitted wardrobe, two double glazed windows, radiator.

BEDROOM TWO

10' 08" x 8' 11" (3.25m x 2.72m) Window, radiator.

BEDROOM THREE

11' 01" x 6' 04" (3.38m x 1.93m) Window, radiator.

BATHROOM

Panel bath and pedestal wash basin, tiled splash backs, window.

REAR GARDEN

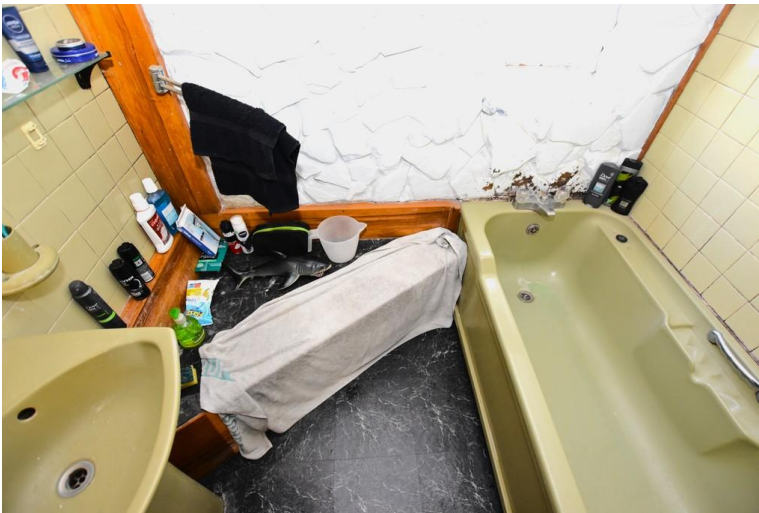
A private garden set within fenced perimeters', planted with a selection of mature shrubs.

FRONT GARDEN AND PARKING

The front garden is in natural condition but does have off road parking with the scope to create more.

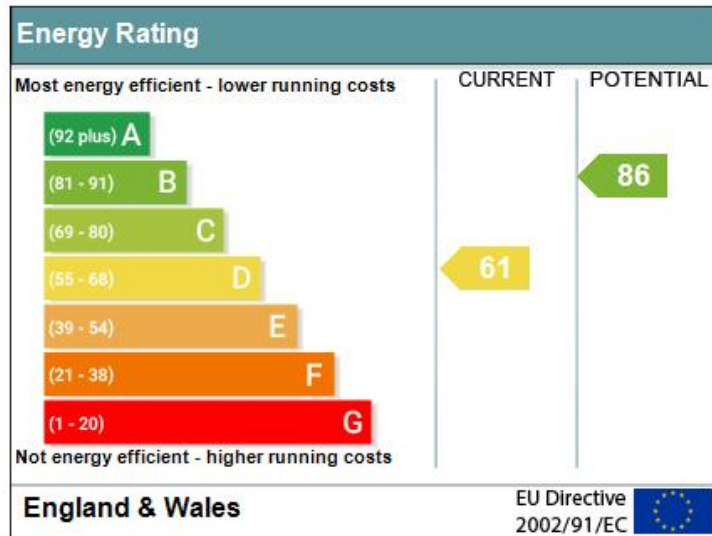
MEASUREMENTS

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





Address: 54 Connaught Road, MARGATE, CT9 5TW
RRN: 0380-2053-4320-2604-0441



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
Council Tax Cost (£PA) £1,657.88

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

