



## 31 Eastchurch Road, Cliftonville, Margate, CT9 3ET

£275,000

- Modern Terraced House
- Two Double Bedrooms
- New Kitchen And Bathroom
- GCH and DG
- Sea Views
- Garage en bloc
- Two reception rooms

A modern two bedroom terraced house, set on the popular Palm Bay estate at Cliftonville. The area is very well regarded and has its own parade of shops as well as being in close proximity to the cliff tops and Northdown park. The property itself is found in good condition and has the real benefit of newly installed bathroom and kitchen. Accommodation comprises entrance porch, sitting room, dining room that opens onto the garden plus the kitchen. On the first floor two double bedrooms, one with good sea views plus the family bathroom. To the rear a low maintenance garden which gives access to the parking and garage which is in a block. The front garden is also low maintenance. Boasting gas central heating and double glazing this property is worthy of your earliest attention.



## Property Description

### THE PROPERTY

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### ENTRANCE PORCH

Double glazed entry door, double glazed panels, ceiling light, electric points, glazed door to:-

### SITTING ROOM

17' 2" x 9' 10" (5.23m x 3m) Sitting room, 17' 2" by 9' 10" coved ceiling, double glazed window to front, TV point, telephone point, radiator, panel glazed door to:-

### DINING ROOM

12' 9" x 9' 4" (3.89m x 2.84m) Measurement including stairs to 1st floor, coved ceiling, sliding patio doors to the garden, TV point, radiator.

### KITCHEN

12' 10" x 7' 5" (3.91m x 2.26m) Measurements include an extensive range of fitted base units with space for a dishwasher and washing machine, built in electric oven to eye level, cupboard, work surface inset with a four burner induction hob, sink and drainer with mixer tap, ceramic tiled splashback's, double glazed window, range of coordinating wall cupboards, recessed wall mounted gas boiler for central heating and hot water, under stairs utility area and built in larder cupboard.

### STAIRS TO:-





#### **LANDING**

Access to loft space, door to storage cupboard, doors to:-

#### **BEDROOM**

13' 10" x 9' 11" (4.22m x 3.02m) cove ceiling double glazed window to front built in wardrobe, radiator, high level, PowerPoint for flatscreen TV.

#### **BEDROOM**

9' 9" x 9' 4" (2.97m x 2.84m) Covered ceiling, full length double glazed window with Sea view, built in wardrobe, radiator.

#### **BATHROOM**

Bathrooms suite comprising of an L-shaped shower bath with mixer taps, and an electric shower over, glass, shower screen door, pedestal wash basin with mixer tap, low-level WC, double glazed window, extractor fan, attractive, marble effect tiling, heated towel rail.

#### **REAR GARDEN**

The rear garden in the main lead to patio and low maintenance surfaces with planted borders, outside light, outside tap, outside power points. To the rear of the property pedestrian gateway leads to the parking bay and the garage.

#### **FRONT GARDEN**

Planned borders, low maintenance surfaces.

#### **GARAGE**

Up and over door, situated in a block to the rear of the property.

#### **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.

#### **COUNCIL TAX**

Council Tax Band B

Council Tax Cost (EPA) £1,657.88

# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

rightmove 

Zoopla

UK  
ALA  
DPS

The Property  
Ombudsman

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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 and 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

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