



Thomas  
jackson  
ESTATE AGENTS



3 Richborough Close

Margate, CT9 4FA

- Principal Bedroom with en-suite shower room
- Lounge
- Kitchen/diner
- Downstairs W.C.
- Beautiful Garden
- Two Parking Spaces

**£310,000**

EPC Rating '83'







## Property Description

### THE PROPERTY

An impeccably presented family home situated at Westwood Cross in Margate. The house is presented in "as new" condition throughout, although now benefiting from an established garden as well as two parking spaces. Accommodation arranged as entrance hallway, cloakroom WC, open plan reception room and a spacious, well planned kitchen diner. On the first floor the landing gives access to three bedrooms, the master being en suite, plus the family bathroom. To the rear a manicured garden set to lawn with mature planted borders and side pedestrian access. As you would expect from a property of this age the EPC rating excellent. The property has gas central heating as well as double glazing. Facilities close by are superb, everything you could need is a five minute walk away.

### ENTRANCE HALLWAY

Double glazed door, stairs to first floor, radiator, oak flooring, doors to:-



#### **CLOAKROOM WC**

Suite comprising of low level WC and wash basin, double glazed window, radiator.

#### **SITTING ROOM**

14' 04" x 12' 01" (4.37m x 3.68m) Under stairs storage cupboard, double glazed window to the front, feature fireplace with electric fire inset, oak flooring, radiator, high level electricity point and TV ariel point for seamless flat screen instillation, door to:-

#### **KITCHEN DINER**

15' 02" x 8' 10" (4.62m x 2.69m) Measurements include a range of fitted base units with an electric fan oven, space for washing machine and dishwasher, space for fridge freezer, work surface over inset with 1.5 sink, drainer and mixer tap, four burner gas hob, matching upstands, metro tiling, co ordinating cupboards over, double glazed window, radiator, double glazed French doors to the garden, Oak flooring, wall mounted gas boiler.

#### **STAIRS TO**

#### **LANDING**

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

#### **BEDROOM**

15' 02" x 9' 6" (4.62m x 2.9m) Double glazed window, radiator, built in wardrobe, door to:-

#### **EN SUITE SHOWER ROOM WC**

Suite comprising of low level WC, corner shower enclosure with a mains fed thermostatic shower fitment, pedestal wash basin, ceramic tiling, radiator, double glazed window, extractor fan.

#### **BEDROOM**

9' 03" x 7' 07" (2.82m x 2.31m) Double glazed window, radiator.

#### **BEDROOM**

7' 07" x 5' 10" (2.31m x 1.78m) Double glazed window, radiator.

#### **FAMILY BATHROOM**

Suite comprises low level WC, wash hand basin with mixer tap, panel bath with mixer taps, tiled splash backs, double glazed window, radiator, extractor fan.

#### **REAR GARDEN**

A delightful space accessed from the kitchen diner onto a large paved patio, large formal lawn, raised planted borders, built in pond, shed, sideway pedestrian access







and bin store.

**FRONT GARDEN AND PARKING**

Mature planted frontage, parking for two vehicles.

**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.

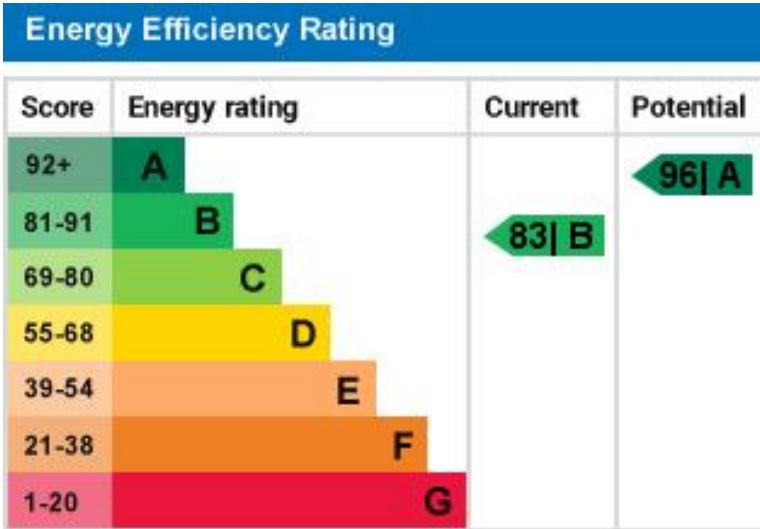
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**COUNCIL TAX**

Council Tax Band C  
Council Tax Cost (EPA) £1,894.72

**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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