



Thomas
jackson
ESTATE AGENTS



All Saints Avenue

Margate, CT9 5TG

- Character & Charm
- Minutes From The Beach, Station, Harbour Arm & Dreamland
- Tucked Away Location

£300,000

EPC Rating '62'

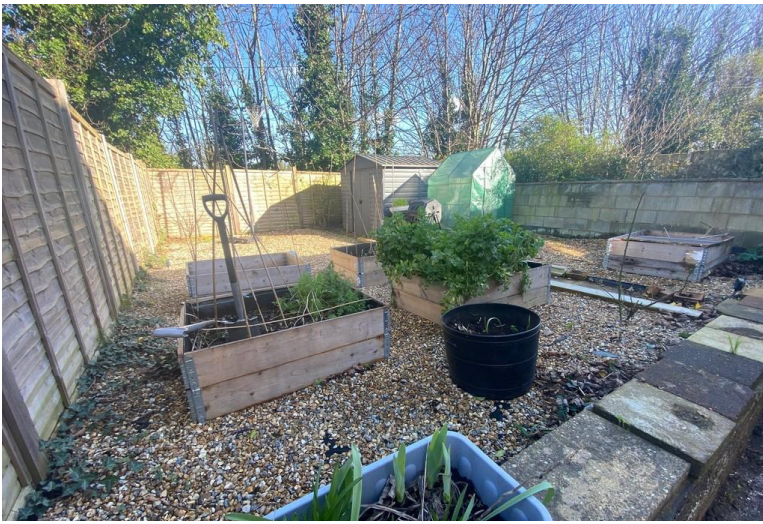




Property Description

THE PROPERTY

* THE PERFECT BEACH RETREAT * Seeking something special? You found it.. This idyllic end terrace house is within minutes of the station, beach, park, harbour arm and Dreamland. Accessed exclusively via steps from All Saints Avenue (there is no vehicular access) this helps retain the serene feel of the cottages. Comprising of an entrance hallway, sitting room with a log burner, contemporary fitted kitchen diner, utility and storage area with a separate WC. On the first floor two spacious double bedrooms and a delightful family bathroom with a real feel of charm. Externally there are two larger than you would expect gardens, the front set as a vegetable garden while the delightful rear garden offers contemporary 'crisp' raised planters, lawn and deck. Work from home? We got you.. A superb modern office or garden room is set to the bottom of the garden.. Superb modern decoration teamed with character features plus double glazing and gas central heating. Viewing really is essential.



STEP ACCESS

Pedestrian step accessed from All Saints Avenue, there is no vehicular access to the property. Pathways via lawned and planted areas provide access to the property.

ENTRANCE HALLWAY

Double glazed door to entrance hallway, radiator, stairs to 1st floor, door to:-

SITTING ROOM

14' 1" x 12' 11" (4.29m x 3.94m) Double glazed window to front, radiator, inset log burner, shelved chimney recesses, door to under stairs storage cupboard, telephone point, TV point, laminate flooring, door way to:-



KITCHEN DINER

12' 10" x 8' 5" (3.91m x 2.57m) Measurements include a comprehensive range of fitted base units with an integrated Slimline dishwasher, double electric oven, integrated fridge and freezer, plenty of worksurface space over which is inset with a four burner, gas hob plus a ceramic sink and drainer with mixer taps, Metro tiling, range of matching wall units over featuring an integrated filter hood with lighting, double glazed window, overlooks rear garden, double glazed French doors to garden, doorway to utility lobby:-

UTILITY AREA

A shelved area, providing plenty of storage, double glazed high level window, additional area with space and plumbing for washing machine, large shelf, doorway to:-



WC

Low-level WC, corner wash hand basin with mixer tap, column style radiator, double glazed window.

STAIRS TO

LANDING

Double glazed window to the side, access to loft space, exposed flooring, doors to:-



BEDROOM ONE

14' 1" x 9' 11" (4.29m x 3.02m) Double glazed window overlooks front garden, double radiator, exposed flooring, wrought iron on fireplace, shelved chimney recess, door to built in wardrobe.

BEDROOM TWO

11' 7" x 9' 3" (3.53m x 2.82m) Double glazed window, radiator, exposed flooring, wrought iron fireplace, built in cupboard houses wall mounted gas boiler.

BATHROOM WC



8' 2" x 7' 9" (2.49m x 2.36m) Suite comprises of Roll top corner shower bath with shower mixer taps and a thermostatically controlled mains fed rainfall shower over, glass shower screen, low-level WC, attractive vanity unit with storage plus a contemporary wash bowl with mixer tap, Metro tiles, attractive wallpaper, tiled floor, heated towel rail.

REAR GARDEN

The delightful rear garden is accessed from the kitchen and consists of a formal lawn, 'crisp' modern raised planted borders, a large deck, side pedestrian access, outside tap, outside power.

FRONT GARDEN

A large garden with raised beds, centralised pathway and low maintenance gravel borders.

GARDEN ROOM OR OFFICE

13' 5" x 10' 2" (4.09m x 3.1m) A brilliant outside space with a multitude of uses, double glazed windows and double glazed French doors open onto the deck, power, lighting.

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 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 - A
Council Tax Cost (£PA) £1,421.04

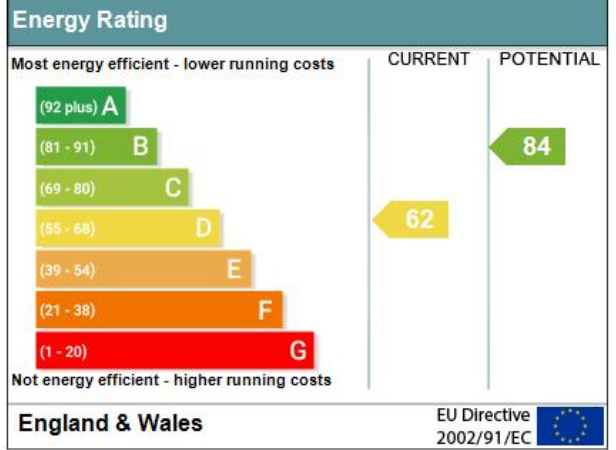
ANTI MONEY LAUNDERING

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.





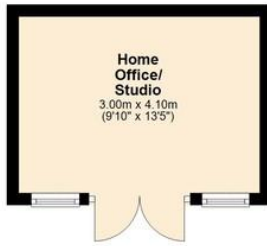
Address: 9 Railway Terrace, All Saints Avenue, MARGATE, CT9 5TG
 RRN: 0350-2916-4320-2324-3505





Ground Floor

Main area: approx. 34.8 sq. metres (374.1 sq. feet)
Plus outbuildings, approx. 12.3 sq. metres (132.4 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



Main area: Approx. 69.8 sq. metres (751.5 sq. feet)

Plus outbuildings, approx. 12.3 sq. metres (132.4 sq. feet)

9 Railway Terrace, Margate



152 Northdown Road
Cliftonville
Margate
Kent
CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

