



Thomas
jackson
ESTATE AGENTS



9 Old Green Road

Broadstairs, CT10 3BP

- Beautiful Spacious Detached Bungalow
- Three Double Bedrooms
- In & Out Driveway Plus Garage
- Tree Lined Location
- Modern Decoration
- Viewing Essential

£425,000

EPC Rating '64'





Property Description

THE PROPERTY

Set on a tree lined road in a popular residential location of Broadstairs, we are delighted to offer for sale this beautiful, detached bungalow. Well planned and presented accommodation comprising entrance porch, a spacious hallway, open plan reception room which opens into a conservatory and then onto the garden. There are three well-presented double bedrooms, spacious family bathroom, well planned kitchen and a utility room with additional access to the front. The rear garden is accessed via the conservatory onto a low maintenance triangular paved garden with an outdoor tap, leading down a private gated footpath to an additional larger lawned garden featuring a greenhouse and shed providing extra storage. To the front, a block paved in and out driveway offers plenty of parking plus access to the detached garage. Boasting tasteful decoration throughout the property also boasts gas central heating, double glazing, and an alarm system. Viewing is urgently advised.....

ENTRANCE PORCH

Double glazed entrance door to entrance porch, double glazed door to:-

ENTRANCE HALLWAY

Coved ceiling, access to loft space, radiator, ceramic tiled floor, doors to:-

RECEPTION ROOM

20' 7" x 12' 11" (6.27m x 3.94m) Coved ceiling, two radiators, tv point, telephone point, double glazed panels, French doors to:-



CONSERVATORY

13' 0" x 7' 3" (3.96m x 2.21m) Roof set with polycarbonate, light points, electric points, dog flap, double glazed French doors to the garden, double glazed panels, ceramic tiled flooring.

FAMILY BATHROOM

8' 11" x 6' 1" (2.72m x 1.85m) Suite comprises of panelled bath with side fill mixer taps, thermostatically controlled shower fitment over, bifold shower door, low-level WC, wash hand basin insert into vanity units with cupboards for storage below, double glazed window, heated towel rail, coved ceiling, ceramic tiled floor.

BEDROOM ONE

14' 11" x 12' 6" (4.55m x 3.81m) Into bay, measurements include a range of fitted wardrobes, bedside cabinet and a dressing table, coved ceiling, double glazed bay window to front, radiator.



BEDROOM TWO

12' 9" x 10' 1" (3.89m x 3.07m) Coved ceiling, double glazed window, radiator.

BEDROOM THREE

9' 11" x 9' 2" (3.02m x 2.79m) Coved ceiling, double glazed window, radiator.

KITCHEN

19' 6" x 9' 4" (5.94m x 2.84m) Irregular in shape, measurements include a comprehensive range of fitted base units, space for freestanding gas cooker, space for fridge freezer, integrated dishwasher, worksurface over is inset with stainless steel sink and drainer with a mixer tap over, ceramic tiled, splashback's, range of matching wall units, coved ceiling, inset spotlights, radiator, double glazed window, ceramic tiled flooring, Roof light, door to boiler cupboard with wall mounted gas boiler and shelf storage. Door to:-



UTILITY ROOM

8' 6" x 6' 10" (2.59m x 2.08m) Irregular in shape, but broadly 8'6" X 6'10", coved ceiling, roof light, inset lighting, space and plumbing for washing machine, space for dryer, wall mounted cupboards, door to shelved cupboard, double glazed door to the front.

REAR GARDEN

The rear garden is accessed via the conservatory onto a low maintenance triangular paved garden with an outdoor tap, leading down a private gated footpath to an additional larger lawned garden featuring a greenhouse and shed providing extra storage.

FRONT GARDEN AND DRIVEWAY

A bloc paved driveway provides plenty of off road parking as well as access to the garage. There is also a lawn and planted borders.

GARAGE

A detached garage with an up and over door, power, and lighting.

COUNCIL TAX

Council Tax band - D
Council Tax Cost (EPA) £2,195.64

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

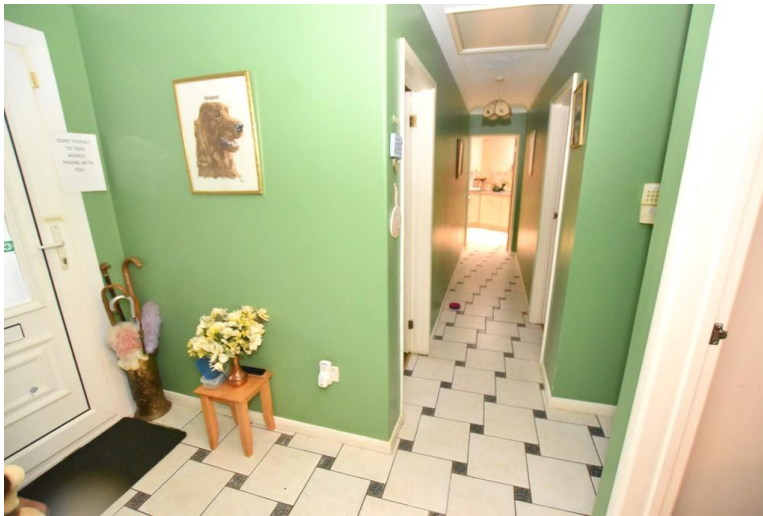




representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property

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.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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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

