



15 Crow Hill Road, Margate, CT9 5PE

£300,000

- No Forward Chain
- Three bedrooms
- Lounge with log fire
- Open plan kitchen/diner
- Large garden
- Off street parking for two cars
- Potential to extend STPP

NO CHAIN. This three-bedroom semi-detached house is situated in the popular Garlinge area of Margate, close to local schools, shops and not too far from Margate's mainline train station where you can use the high-speed link and be in London within 90mins, ideal for those who commute! There is a driveway at the front which provides off street parking for two cars. Inside there is a useful porch, cosy lounge with a log burner, the open kitchen/diner with integrated appliances provides a great space to socialise and entertain, with French doors leading to the generous rear garden. Upstairs there are three well-proportioned bedrooms and a family bathroom. Additional features include gas central heating and double glazing. Keys held for immediate viewings.



Property Description

DESCRIPTION

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PORCH

Brick and double-glazed construction.

ENTRANCE HALL

Double glazed door and window, stairs to the first floor, radiator, oak laminate flooring.

LOUNGE

11' 5" x 11' 10" (3.49m x 3.63m) Double glazed bay window with a seating area, radiator, log burner, oak laminate flooring.

KITCHEN/DINING ROOM

17' 5" x 11' 11" (5.33m x 3.65m) Extensive fitted base and eye level kitchen cupboards, granite effect work surfaces and upstand, built in double oven/grill, integrated dishwasher and washing machine, composite sink with mixer tap, wall mounted boiler, double glazed window, double glazed French doors, oak laminate flooring, radiator.

FIRST FLOOR LANDING

Loft access, double glazed window.

BEDROOM ONE

11' 5" x 9' 10" (3.5m x 3.01m) Double glazed window, radiator, carpet flooring,

BEDROOM TWO

8' 0" x 8' 9" (2.45m x 2.68m) Double glazed window, radiator, carpet flooring.





BEDROOM THREE

8' 0" x 8' 9" (2.45m x 2.68m) Double glazed window, radiator, carpet flooring.

BATHROOM

White suite comprising a panelled bath with a glass shower screen, mains shower, low level W.C., vanity unit with inset sink and mixer tap, drawers under, double glazed windows, part tiled walls, tiled effect flooring.

FRONT GARDEN

Off street parking for two cars, pedestrian side access.

REAR GARDEN

Patio areas, laid to lawn, brick shed, raised side borders for planting, pedestrian side access, timber shed.



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.

AGENTS NOTES

No Forward Chain

Freehold

Council Tax Band C, EPC Band D

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		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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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ESTATE AGENTS

