



Thomas  
jackson  
ESTATE AGENTS



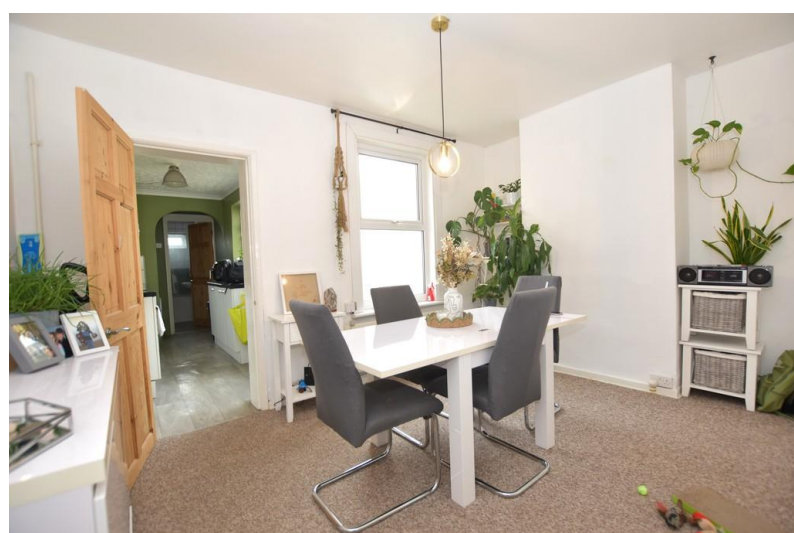
46 Milton Avenue

Margate, CT9 1TS

- Two Double bedrooms
- Chain Free
- Gas Central Heating and Double Glazing
- Ideal First Time Buy

**£220,000**

EPC Rating '68'





## Property Description

### THE PROPERTY

A superb starter home or investment opportunity set in the heart of Margate. There are an abundance of facilities close by including a general store, Dane park, Margate High Street as well as the Old Town plus the beach and harbour arm. The house itself offers spacious accommodation presented over two floors, comprising entrance porch, open plan sitting room, separate dining room, well planned kitchen, and the family bathroom. On the first floor are two surprisingly spacious double bedrooms while the rear garden is laid to lawn with a patio area. Boasting gas central heating as well as double glazing this really isn't to be missed. The property is available chain free.

### ENTRANCE PORCH

3' 10" x 2' 07" (1.17m x 0.79m) Two double glazed windows, double glazed door, glazed and panel door to:-

### SITTING ROOM

13' 01" x 11' 08" (3.99m x 3.56m) Coved ceiling, double



glazed bay window to the front, TV point, Radiator, door to lobby.

#### **LOBBY**

Stairs to first floor, door to:-

#### **DINING ROOM**

13' 01" x 9' 04" (3.99m x 2.84m) Double glazed window, radiator, TV point, door to cellar, door to kitchen.

#### **KITCHEN**

11' 03" x 5' 07" (3.43m x 1.7m) Measurements include a range of fitted base units with an integrated electric oven, space for under counter fridge, work surface is inset with a stainless steel sink and mixer tap, attractive tiling, wall cabinets over, double glazed window, radiator, double glazed door to the garden, arch through to utility lobby with space for washing machine, door to:-



#### **BATHROOM**

Suite comprising of low level WC, panel bath with shower mixer taps and glass screen to the side, pedestal wash basin, tiled splash backs, radiator, double glazed window.

#### **STAIRS TO**

#### **FIRST FLOOR LANDING**

Doors to:-



#### **BEDROOM ONE**

13' 04" x 9' 05" (4.06m x 2.87m) Coved ceiling, double glazed window, double radiator, double glazed window.

#### **BEDROOM TWO**

13' 02" x 9' 01" (4.01m x 2.77m) Double glazed window, coved ceiling, door to wardrobe.

#### **REAR GARDEN**

Accessed from the kitchen onto a paved patio, lawn area, pedestrian gateway to the rear.

#### **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.

**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.

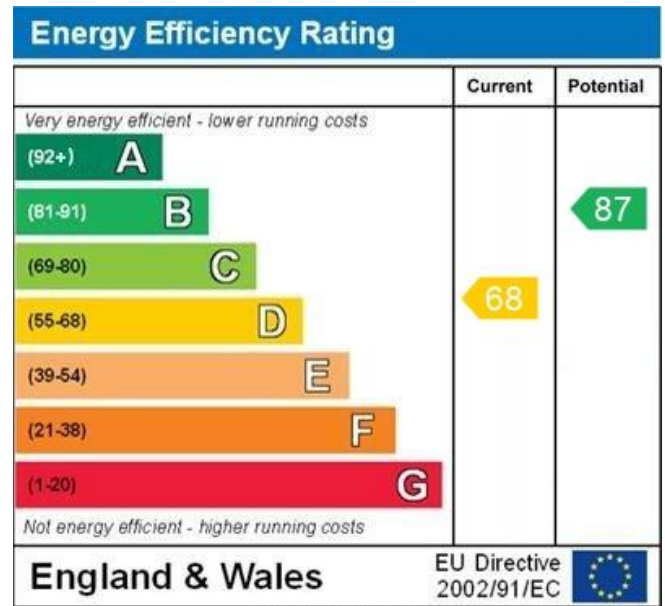
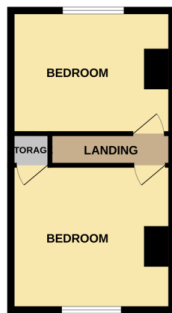
**COUNCIL TAX**

Local Authority Thanet District Council  
 Council Tax Band A  
 Council Tax Cost (£PA) £1,487.54

GROUND FLOOR



1ST FLOOR



WWW.EPC4U.COM



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 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

