



Thomas
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ESTATE AGENTS



30 Birds Avenue

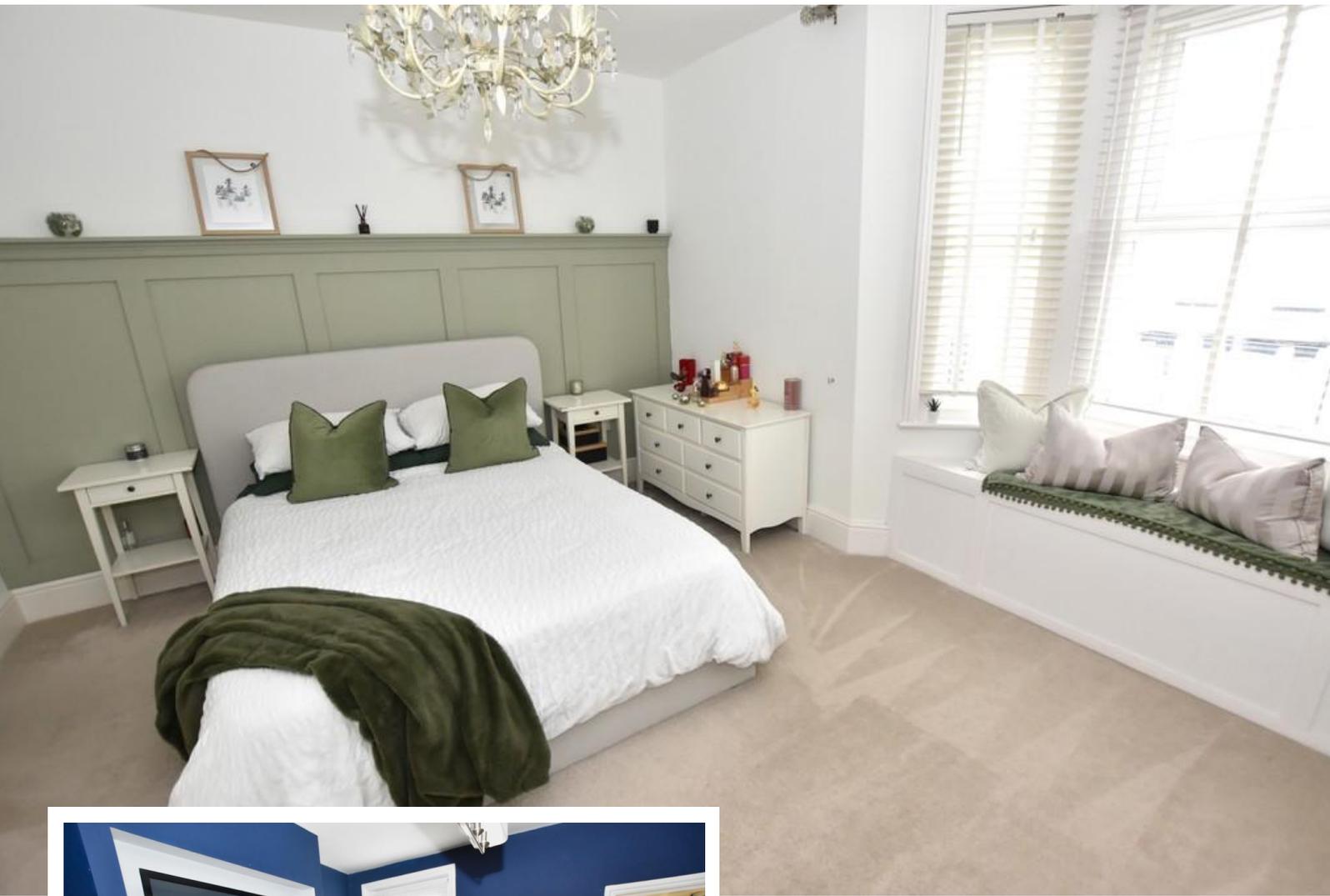
Margate, CT9 5NE

- Beautifully Presented
- Three Bedrooms
- Two Separate Reception Rooms
- Quality Contemporary Kitchen with Appliances
- Long Lawned Garden and Deck
- Garden Room Or Office
- Viewing Essential

£320,000

EPC Rating '56'





Property Description

THE PROPERTY

A beautifully presented Victorian terraced house with plenty of charm and character. A real marriage of styles, Victorian features with bang up to date decoration. Presented to a contemporary style throughout and comprising entrance hallway, sitting room, separate dining room, spacious kitchen diner with plenty of integrated appliances that opens onto the long garden. On the first floor the principal bedroom features some lovely panelling as well as a window seat, there are also two additional bedrooms plus the family bathroom. To the rear a long lawned garden with a well planned deck with feature raised beds plus a very versatile garden room or home office. The property boasts gas central heating as well as double glazing, recently the roofs have been replaced as well as a newly fitted gas boiler. There are excellent local facilities as well transport links close by.

ENTRANCE HALLWAY

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



SITTING ROOM

Double glazed bay window to the front, TV point, exposed chimney breast and open chimney recess, ceramic tiled hearth, radiator.

DINING ROOM

Media wall with hidden wiring, double glazed window, door to understairs cupboard, radiator, doorway to:-

KITCHEN DINER

A well planned, quality kitchen features a wide range of integrated appliances as well as smart design. Measurements include fitted base units with integrated fridge freezer, dishwasher and washing machine. There are larger units providing excellent storage and enclosing the recently fitted gas boiler. There is also a double electric oven as well as microwave to eye level. A quartz work surface is inset with a five-burner induction hob as well as a recessed sink with mixer tap over, breakfast bar area with stools below, two double glazed windows, sliding double glazed patio doors to the garden, herringbone ceramic tiled flooring, contemporary radiator, attractive panelling to chimney breast and recess.



STAIRS TO FIRST FLOOR

LANDING

Access to loft, doors to:-



BEDROOM ONE

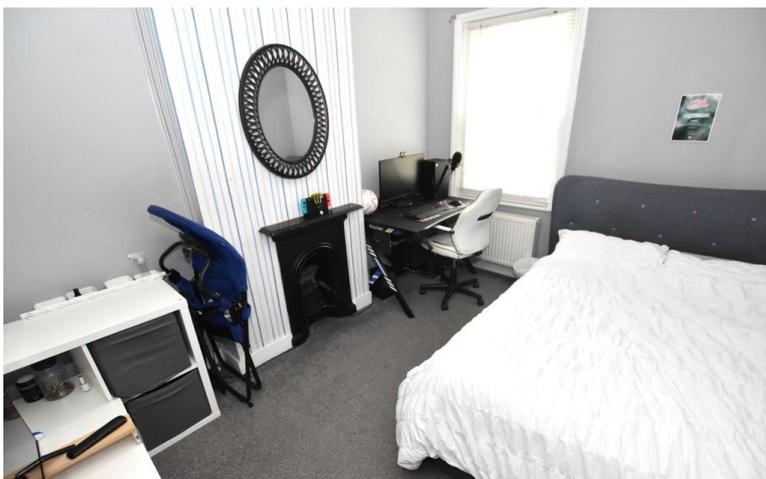
A fantastic space with a double glazed bay window with a seat, Victorian fireplace, wall mount for flatscreen with recessed wiring, radiator, attractive panelling and picture shelf.

BEDROOM TWO

Double glazed window, radiator.

BEDROOM THREE

Double glazed window, radiator, built in cupboard.

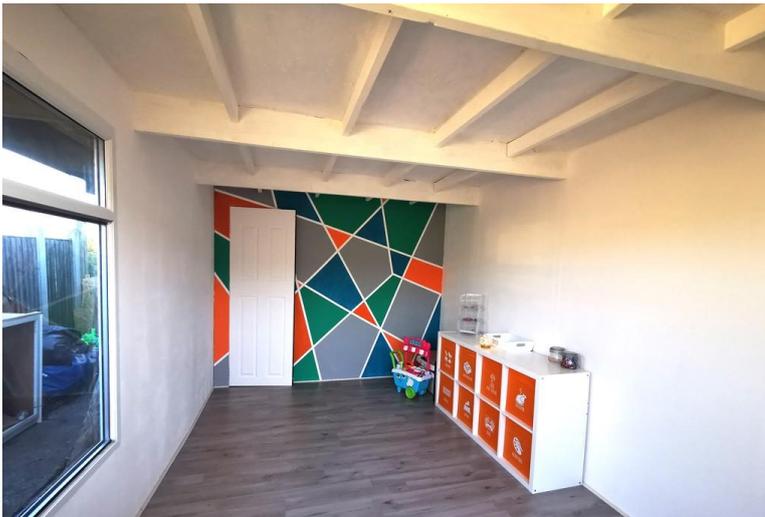


FAMILY BATHROOM

Suite comprises low level WC, pedestal wash hand basin and a panel bath with mixer tap and shower fitment over featuring both a rainfall shower and a separate shower head, attractive tiling, glass shower screen, double glazed window, recessed ceiling lighting.

REAR GARDEN

The rear garden is accessed via the kitchen diner patio doors, step out onto a large deck with built in raised planters, step up to a large lawn and concrete path, the



fence has recently been replaced. At the end of the garden a very useful garden room or home office, certainly a multitude of possible uses.

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.

COUNCIL TAX

Local Authority Thanet District Council
 Council Tax Band B
 Council Tax Cost (£PA) £1,735.47

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.

GROUND FLOOR

1ST FLOOR



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 56 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 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

