



Thomas  
jackson  
ESTATE AGENTS



St. Johns Street

Margate, CT9 1JP

- A Modern Terraced Cottage
- Two Double Bedrooms
- Beautiful Decoration
- Chain Free Available Now

**£259,995**

EPC Rating '72'





## Property Description

### THE PROPERTY

A centrally positioned, modern cottage within close proximity to the beach, High street, Margate Old town as well as QEQM hospital. Ideal as a holiday home or investment, maybe a combination of both.. The property is found beautifully decorated with new carpets throughout, the property is vacant and available chain free. Featuring an open plan sitting room with an attractive dog legged staircase to the first floor, a very useful downstairs WC and a spacious kitchen diner with oven and hob. On the first floor there are two double bedrooms and a modern shower room and WC. To the rear a paved courtyard garden with planted borders and access to the parking space. The property is essential for early viewings and has gas central heating and double glazing.

### SITTING ROOM

Double glazed entrance door, coved ceiling, radiator, double glazed window, dog legged staircase, door to:-

### LOBBY



Doors to:-

#### **CLOAKROOM WC**

Low level WC, wash basin, extractor fan, radiator.

#### **KITCHEN/DINER**

13' 11" x 11' 4" (4.24m x 3.45m) Measurements include a range of fitted base units with space for washing machine, drier and fridge freezer, work surface over inset with a stainless steel sink and four burner gas hob, tiled splash backs, matching wall cupboards, electric oven to eye level, double radiator, TV point, double glazed window, double glazed door to garden



#### **STAIRS TO**

#### **LANDING**

A spacious landing with access to the loft and doors opening to:-

#### **BEDROOM ONE**

11' 04" x 10' 01" (3.45m x 3.07m) Coved ceiling, radiator, double glazed window.

#### **BEDROOM TWO**

11' 05" x 8' 08" (3.48m x 2.64m) Measurements include an extensive range of built in wardrobes and overhead cupboards, double glazed window, radiator.



#### **SHOWER ROOM WC**

Suite comprising a double shower enclosure with mains fed shower fitment with a rainfall shower head, low level WC and a wash basin inset into a vanity unit with storage under, heated towel rail, extractor fan.

#### **REAR GARDEN**

Acced from the kitchen and steps onto a paved patio with raised planted borders, to the opposite side Rose bushes and a mature olive. there is plenty of space for outside entertaining, shed, gravelled planted borders.

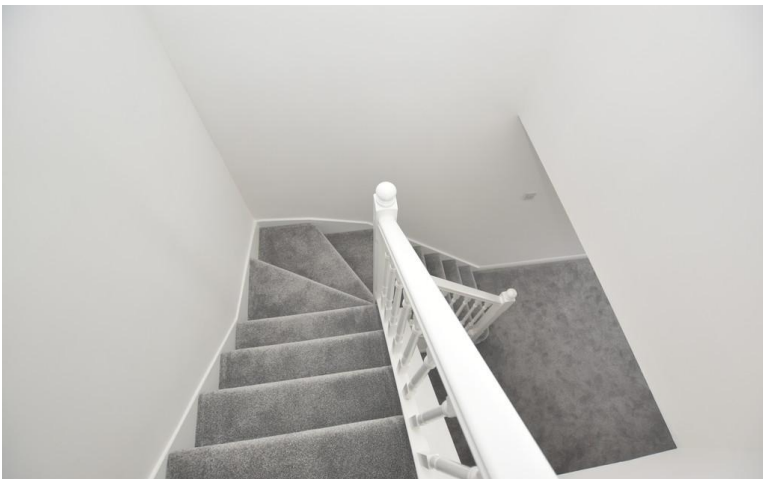
#### **PARKING**

There is allocated parking 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 firm's 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

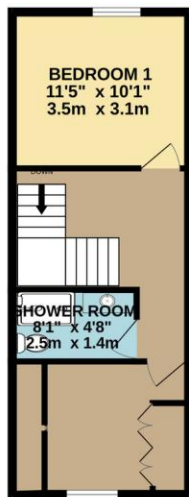
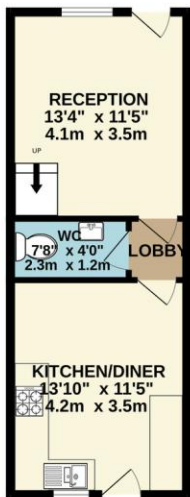
**ANTI MONEY LAUNDERING**

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



Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of floors, heights, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee will be given regarding their condition.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		



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