



Thomas  
jackson  
ESTATE AGENTS



15 Grotto Road

Margate, CT9 2BT

- Four Bedrooms
- Two Reception Rooms
- Chain Free
- Double Fronted House
- Garden
- Close to Northdown Road
- Spacious kitchen

£287,777

EPC Rating '63'







## Property Description

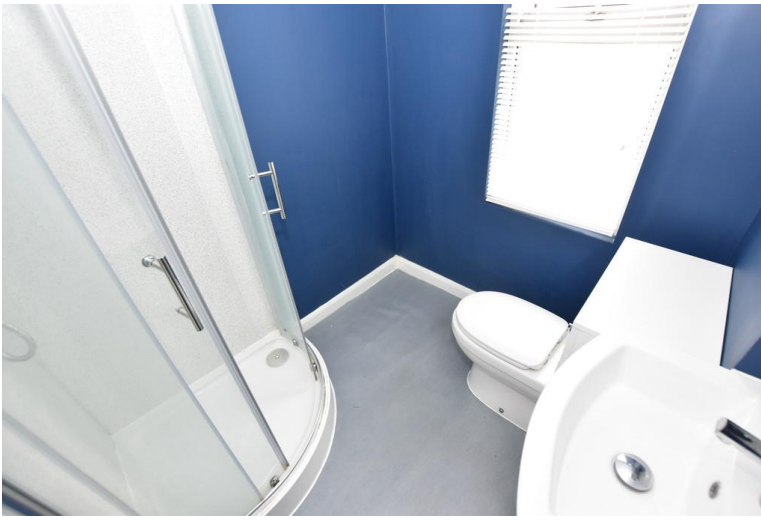
### THE PROPERTY

\*4 BEDROOMS / TWO RECEPTION ROOMS / CHAIN FREE / VIEWING ESSENTIAL / CONTEMPORARY DECORATION\*

Situated in a very popular area of Cliftonville we are delighted to offer for sale this charming, double fronted, mid terraced house. Set just a few streets back from the bustling Northdown road, but close to the cliff tops, Dane park and a short walk from the old town and harbour arm. Somehow there are four spacious bedrooms, a shower room, a 20 ft sitting room, a large dining room as well as a well-planned kitchen. Externally there is a surprisingly generous courtyard garden. The property boasts tasteful decoration throughout, has double glazing, gas central heating as well as a fitted log burner. The property is available chain free for those looking for a stress free purchase.

### ENTRANCE HALL

Double glazed entrance door, doors to:-



#### **SITTING ROOM**

Coved ceiling, two double glazed windows, Contemporary vertical radiator, TV point, log burner set into chimney recess, door to:-

#### **KITCHEN**

Measurements include a range of fitted base units with space for a washing machine, dishwasher, fridge freezer, fitted electric oven, work surface over inset with a four burner gas hob and resin sink and drainer, mixer shower tap over, tiled walls, wall cabinets, filter hood, double glazed window and door to the courtyard, door and steps lead down to a small cellar area, opening and slight step to:-



#### **DINING ROOM**

Coved ceiling, radiator, built in cupboard, double glazed window, door returns to entrance.

#### **STAIRS TO**

#### **LANDING**

Access to loft space, doors to:-

#### **BEDROOM ONE**

Coved ceiling, double glazed window, radiator, built in cupboard over stairs.



#### **BEDROOM TWO**

Coved ceiling, double glazed window, laminate flooring, recessed storage area fitted with gas boiler ( approx. two years old ) plus built in wardrobe over the stairs.

#### **BEDROOM THREE**

Coved ceiling, double glazed window, radiator, laminate flooring.

#### **BEDROOM FOUR**

Double glazed window, radiator.

#### **SHOWER ROOM**

Suite comprised of a corner shower enclosure fitted with a mains fed, thermostatic shower fitment, low level WC and a vanity wash basin with storage below, extractor fan, double glazed window.

#### **REAR GARDEN**

Accessed from the kitchen, laid to paving and concrete, a low maintenance outside space.

#### **MEASUREMENTS**

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. The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

**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 B  
 Council Tax Cost (£PA) £1,735.47



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM



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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

