



Thomas
jackson
ESTATE AGENTS



15 Grotto Road

Margate, CT9 2BT

- Four Bedrooms
- Two Reception Rooms
- Chain Free
- Double Fronted House
- Shower Room
- Courtyard garden
- Close to Northdown Road

£275,000

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. Some how 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





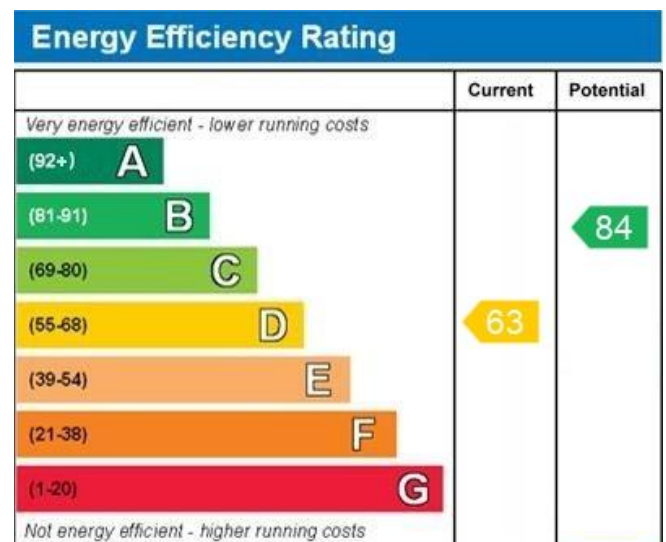
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ANTI MONEY LAUNDERING

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



Total area: approx. 92.2 sq. metres (992.7 sq. feet)
15 Grotto Road, Margate



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 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.

