

Thomas jackson

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- Corner Plot
- Two double bedrooms
- Extended bungalow
- Two reception rooms

1 St. Andrews Close Margate, CT9 4HA

£350,000

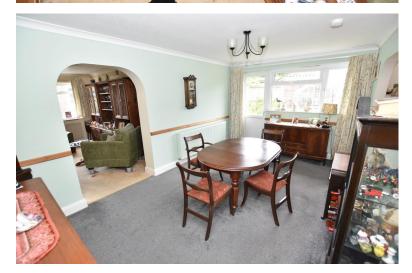
EPC Rating '66'



1 St. Andrews Close, Margate, CT9 4HA







Property Description

UTILITY ROOM/PORCH

11' 3" x 3' 11" (3.43m x 1.19m) Double glazed doors, double glazed window, base and eye level cupboards with complementary worktop, plumbing and space for a washing machine, tiled flooring.

HALLWAY

Cupboard housing the electric meter and consumer unit, radiator, built in cupboard with radiator, loft access, we understand the loft is board, has loft insulation, there is a ladder. The boiler is located in the loft.

SHOW ER ROOM

Suite in white comprising large double shower cubicle with electric shower unit, wash hand basin set into vanity unit and close coupled WC. chrome heated towel rail, tiled walls and flooring, frosted window.

BEDROOM TWO

9' 8" x 8' 9" (2.95m x 2.67m) Double glazed window, radiator, fitted double wardrobe, carpet flooring.









BEDROOM ON E

10' 5" x 13' 5" (3.18m x 4.09m) Double glazed window, radiator, fitted triple wardrobe, carpet flooring.

DIN ING ROOM

16' 4" x 10' 6" (4.98m x 3.2m) Double glazed window and door, coved ceiling, radiator, carpet flooring, arch to the kitchen and sitting room.

KITCHEN

9' 10" x 8' 8" (3m x 2.64m) Matching range of wall and base units arranged on three walls. Inset 1 ½ bowl sink unit. Tiled work surfaces. Inset gas hob. Built-in eye level electric double oven/grill, extractor, integrated dishwasher, fridge and freezer, tiled flooring and walls, double glazed window overlooking the rear garden.

SITTING ROOM

13' 11" x 16' 1" (4.24m x 4.9m) Double glazed windows and door overlooking the side garden, coved ceiling, 2 radiators, carpet flooring.

FRONT/SIDE GARDEN

Mainly laid to lawn with flower beds, bushes and shrubs. Concrete path leading the main entrance door.

REAR/SIDE GARDEN

Timber shed, greenhouse, block paved patio, access into the garage, gate providing pedestrian access. Laid to lawn with mature shrubs and trees. Outside tap, outside light.

GARAGE/DRIVE

Single garage, up and over door, double glazed side door. drive for one vehicle (located at the side of the property as you enter St Andrews Close).

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 firms 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.

Flood Area: Rivers & Seas - No Risk





Flood Risk: Medium

Local Authority = Kent Conservation Area: No

AGEN TS NO TES

Freehold Council Tax Band C - £1,983.39 EPC Band - D

ANTI MONEY LAUN DERING

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.

Score	Energy rating	Current	Potentia
92+	A		
81-91	в		81 B
69-80	С	0.000	OID
55-68	D	66 D	
39-54	E		
21-38	F		
1-20		G	



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