



Thomas
jackson
ESTATE AGENTS



24 Poets Corner

Margate, CT9 1TR

- Mid Terrace House
- No Chain
- Two double bedrooms
- Ideal starter home
- Spacious Kitchen
- Close To Local Shops And Schools

£208,000

EPC Rating '68'





Property Description

HALL

Double glazed door, electric meter and consumer unit, radiator, stairs to the first floor.

LOUNGE

9' 7" x 12' 3" (2.92m x 3.73m) Double glazed bay window, feature brick fireplace with a gas fire, radiator.

KITCHEN/BREAKFAST ROOM

10' 0" x 10' 11" (3.05m x 3.33m) Measurements exclude the fitted kitchen units. Double glazed window and door, matching base and eye level cupboards and drawers, stainless steel sink with hot and cold-water taps, wall mounted boiler, under stairs storage, radiator, tiled splashback, space for a cooker and washing machine.

COURTYARD GARDEN

Brick boundary walls, paved patio, outside storage cupboard.

FIRST FLOOR LANDING



Loft access, built in cupboard with shelving, radiator.

BEDROOM ONE

10' 1" x 9' 6" (3.07m x 2.9m) Double glazed window, radiator.

BEDROOM TWO

9' 3" x 8' 3" (2.82m x 2.51m) Double glazed window, radiator

BATHROOM

Matching suite comprising a panelled bath, low level W.C., pedestal hand basin, tiled walls, double glazed frosted window.



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.



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

AGENTS NOTES

Freehold

Council Tax Band A

EPC Band C

Flood Risk

River & Seas - No risk

Surface Water - Very Low





Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 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 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

