



Thomas  
jackson  
ESTATE AGENTS



86 Victoria Avenue

Margate, CT9 2UD

- FOUR BEDROOMS
- LAWNED GARDEN WITH DECKING
- KITCHEN/BREAKFAST ROOM
- BAY SEATING WITH SASH WINDOWS
- TWO RECEPTION ROOMS
- PERIOD PROPERTY

£350,000

EPC Rating '58'







## Property Description

**PORCH**

**HALLWAY**

**CELLAR**

**LIVING ROOM**

13' 05" x 12' 03" (4.09m x 3.73m)

**DINING ROOM**

9' 09" x 10' 10" (2.97m x 3.3m)

**STAIRS DOWN TO**

**KITCHEN/BREAKFAST ROOM**

20' 10" x 10' 08" (6.35m x 3.25m)

**GARDEN**

**STAIRS UP TO**

**WC**

**BATHROOM**

**BEDROOM ONE**

15' 11" x 12' 11" (4.85m x 3.94m)

**BEDROOM TWO**

11' 00" x 9' 08" (3.35m x 2.95m)

**BEDROOM THREE**

8' 03" x 9' 02" (2.51m x 2.79m)

**STAIRS UP TO**

**BEDROOM FOUR**

8' 08" x 16' 08" (2.64m x 5.08m)





### 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 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. 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.



Floor Area: 1,313 ft<sup>2</sup>/ 122 m<sup>2</sup>

Conservation Area: No

Flood Risk: Very Low

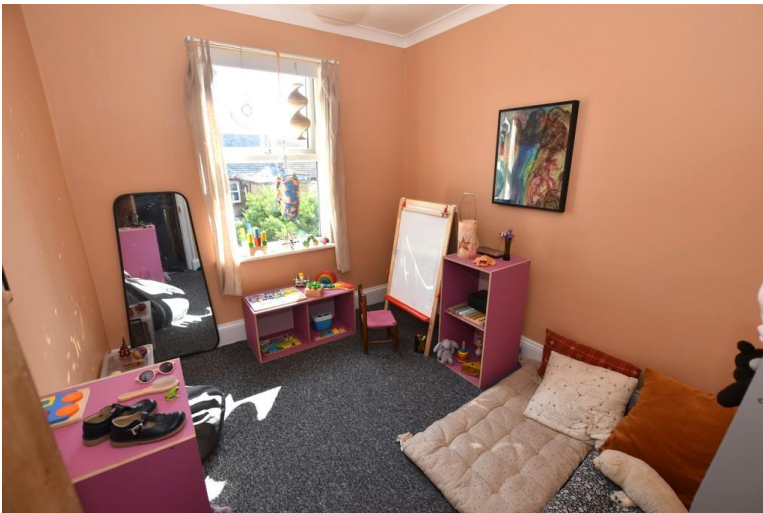
The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order

### COUNCIL TAX

Council Tax Band B

Council Tax Cost (£PA) £ 1,735.47

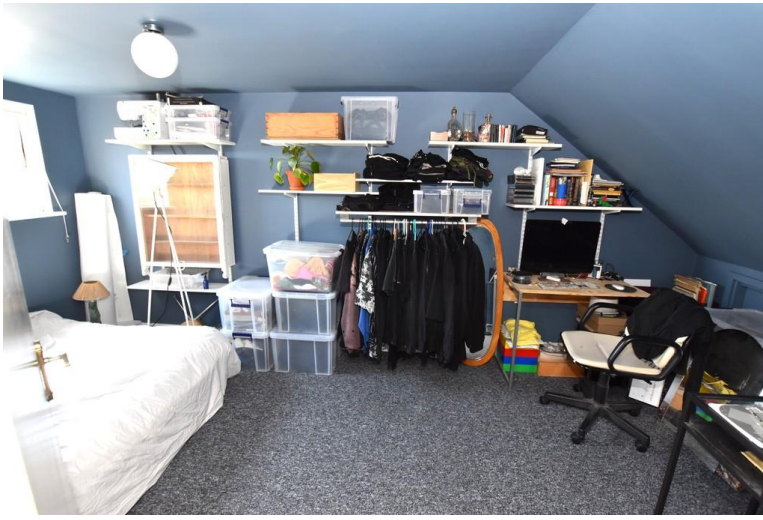
Thanet District Council



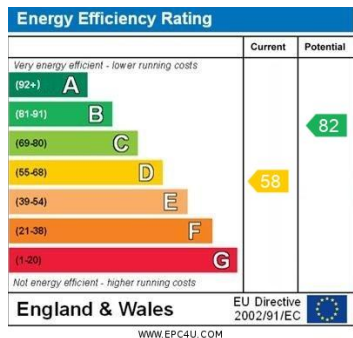
### ANTI MONEY LAUNDERING

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.





TOTAL FLOOR AREA: 1178 sq. ft. (109.4 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of sites, buildings, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for only a prospective purchase. The location, position and condition of items shown have not been tested and no guarantee is to be given. Please visit [www.epc4u.com](http://www.epc4u.com)



152 Northdown Road  
 Cliftonville  
 Margate  
 Kent  
 CT9 2QN

[www.thomasjackson.biz](http://www.thomasjackson.biz)  
 01843 221000  
[sales@thomasjackson.biz](mailto: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 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

