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ESTATE AGENTS



21 Newbury Close

Birchington, CT7 9XF

- Popular Area Of Birchington
- Off Road Parking
- Modern Kitchen
- Spacious Living Areas

£269,995

EPC Rating '71'





## Property Description

Located in a popular area of Birchington, this beautiful two-bedroom semi-detached house offers an open plan living/dining area downstairs with a modern kitchen, as well as a well-maintained lawn garden to the front and back. Upstairs comprises of a shower room and two double bedrooms; the main being very spacious including two fitted wardrobes. In addition to the house there is also a private garage only a short distance away with off street parking. This would be a perfect first-time purchase; viewings are highly recommended.

### HALLWAY

Light and airy hallway, fully carpeted with radiator.

### LOUNGE/DINER

12' 00" x 21' 11" (3.66m x 6.68m) Open plan lounge/dining room with dual aspect windows (bay window overlooking the front garden) allowing for lots of light throughout, understairs storage cupboard and radiators. Back door leading to lean to.



#### **KITCHEN**

9' 10" x 6' 09" (3m x 2.06m) Modern Kitchen housing wall oven, gas hob, mixer taps with drainage board and space for fridge/ freezer and washing machine. Also has double glazed windows overlooking the back garden.

#### **LEAN TO**

Glass lean to adding extra indoor space, leading into the back garden

#### **MASTER BEDROOM**

11' 02" x 12' 00" (3.4m x 3.66m) Large double bedroom with two windows overlooking the front, well maintained carpeted flooring and two fitted wardrobes built in.

#### **SECOND BEDROOM**

12' 05" x 8' 02" (3.78m x 2.49m) Smaller double bedroom overlooking the back garden, would make the perfect guest room, child's bedroom or office space.

#### **SHOWER ROOM**

Family shower room requiring some modernisation, consisting of towel radiator, wc, wash basin and shower.

#### **GARDEN**

Well maintained lawned garden with access to footpath behind.

#### **GARAGE**

Private garage with off road parking in front.

#### **AGENT NOTES**

Council Tax Band C

EPC Band C

Freehold

#### **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. 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.





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



### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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