



## 2 Mutrix Gardens, Margate, CT9 5HQ

£375,000

- Detached Bungalow
- Two double bedrooms
- 18ft x 11ft Lounge
- 12ft x 9ft Kitchen
- Chain Free
- Cul-de-sac location
- Potential to extend

OFTEN SOUGHT BUT RARELY FOUND We are pleased to bring to the market this two-bedroom detached bungalow tucked away in a quiet cul-de-sac off Westbrook Avenue. The property is in a fantastic location, 500m to the sandy beaches and cliff top walks and within easy reach of Margate and Westgate both with train links to London and an array of restaurants, bars and convenience stores. The bungalow offers generous proportions to include entrance porch, spacious hallway, 18ft x 11 ft sitting room, 12ft x 9ft kitchen, two double bedrooms and a shower room with separate W.C. Additional features include: off street parking for one car, gardens to front and rear, gas central heating and double glazing. There is potential to extend into the loft subject to planning consent. Please note the property needs updating and is offered with no forward chain.





## Property Description

### ENTRANCE PORCH

Double glazed/lead/stained glass door and window.

### HALL

Single glazed entrance door, radiator, built in cupboard providing storage, loft access (we understand the loft is part boarded and there is a loft ladder).

### SITTING ROOM

18' 1" x 11' 10" (5.51m x 3.61m) Double glazed bow window and additional window to the front, 2 x radiators, picture rail, serving hatch.

### BEDROOM ONE

12' 2" x 11' 10" (3.71m x 3.61m) Double glazed bow window to the front, picture rail, built in cupboard, radiator.

### BEDROOM TWO

14' 9" x 9' 11" (4.5m x 3.02m) Double glazed window to the rear, radiator, picture rail.

### KITCHEN

12' 7" x 9' 10" (3.84m x 3m) Double glazed window to the rear, double glazed window to the side, matching base and eye level units, complementary worktops, stainless steel sink, space for a cooker, space for a washing machine, serving hatch, part tiled walls, vinyl flooring.

### SHOWER ROOM

Double glazed window, quadrant shower, part tiled walls, vanity unit with inset ceramic sink and mixer tap, chrome heated towel rail.

### W.C.

Double glazed window, low level W.C., part tiled walls.

### FRONT GARDEN





Manicured front garden, laid to lawn with mature shrubs and bedding plants. Off street parking for one vehicle, pedestrian side access, timber gate.

#### **REAR GARDEN**

Mature Garden with an abundance of mature shrubs and bedding plants, timber shed, side access, timber gate, brick storage cupboard housing the boiler and provide ample storage.

#### **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.



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: High

Local Authority = Kent

Conservation Area: No

#### **AGENTS NOTES**

Freehold

Council Tax Band C

EPC Band - TBC

#### **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



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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