



- Ideal Starter Home or Investment
- Two double bedrooms
- Kitchen/diner
- Lounge
- 50ft rear garden
- Bathroom with separate W.C.
- Double glazed/Central heating

47 St. Anthony's Way, Margate, CT9 3RA

Ideal starter home or Investment Property. This deceptive two-bedroom mid terrace house offers generous accommodation comprising: a 13ft x 9ft kitchen/diner, lounge with access to the 50ft garden, two double bedrooms on the first floor and a modern bathroom with a separate W.C. The property is double glazed throughout and has double glazing. The property situated close to Cliftonville and within easy reach of local schools and amenities.

£215,000



Property Description

HALL

Double glazed stain/leaded glass door, under stairs cupboard, coved ceiling, radiator.

KITCHEN/DINER

13' 1" x 9' 4" (3.99m x 2.84m) Measurements to include matching base and eye level kitchen units, stainless steel sink, wall mounted combi boiler, space for a fridge/freezer, plumbing and space for a washing machine, built in electric oven, gas hob, extractor, tiled splashback, double glazed window, vinyl wood effect flooring.

LOUNGE

13' 0" x 9' 4" (3.96m x 2.84m) Double glazed door and window to the rear, radiator, under stairs storage, large built-in cupboard housing the gas meter, stairs to the first floor.

LANDING

Loft access, built in cupboard.

BEDROOM ONE

13' 3" x 10' 10" (4.04m x 3.3m) Double glazed window, built in wardrobes with ample storage and hanging space, radiator.

BEDROOM TWO

15' 3" x 6' 6" (4.65m x 1.98m) Double glazed window to the rear, radiator.

BATHROOM

White suite comprising a panelled bath, electric shower, vanity unit with inset basin, chrome heated towel rail, double glazed window, tiled walls and flooring.

W.C.

Double glazed window, low level W.C., radiator, tiled walls and flooring.

FRONT GARDEN





Fence boundary, laid to lawn, flower beds and shrubs.

REAR GARDEN

Concrete shed, timber sheds, greenhouse, laid to lawn with shrubs and bedding plants, pedestrian rear access.

AGENTS NOTES

Freehold

Council Tax Band - B

EPC Band - D

Concrete Construction

Flood Area:

Rivers & Seas - No Risk

Flood Risk: High

Local Authority = Kent

Conservation Area: No

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.

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

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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