



- No chain
- Two double bedrooms
- Double aspect lounge/diner
- Kitchen with garden access
- Gardens to front and rear
- Garage and driveway
- Sought after location
- Close to amenities

#### 4 Noble Gardens, Margate, CT9 5LD

£290,000

Is it time to downsize or maybe retire to the seaside? We are delighted to bring to the market this two bedroom semi detached bungalow located in the popular village of Garlinge. The bungalow is on a quiet road a short walk from the village, the village has plenty of amenities to include a local shop, bakery, takeaways, pharmacy and a M&S food store is within 400 yards. The train station and the beautiful sandy beaches are 1.2 miles from the property. The bungalow offers comfortable accommodation to include: a lounge/diner, fitted kitchen, bathroom with a separate cloakroom and two double bedrooms. Outside there are landscaped gardens to the front and rear, a single garage and off-street parking. The property is offered with no chain, some double glazing and has gas central heating. Immediate viewings are available.





## Property Description

### DESCRIPTION

A fabulous opportunity to purchase this attractive two-bedroom semi-detached bungalow located in Noble Gardens in Garlinge with no chain. The popular village of Garlinge has a variety of shops to include a bakery, takeaways, pubs and an M & S store only 400 yards away. Its location also provides easy access to Margate, famous for its artistic heritage, amusement park and music venue. The bungalow offers generous accommodation throughout, the hallway provides access to all rooms, there is a large double aspect lounge/diner, a spacious kitchen with ample storage and work surfaces and a double-glazed window and door leading out to the rear garden. There are two double bedrooms, both with fitted wardrobes, a modern bathroom with a separate cloakroom. The garden has been professionally landscaped and provides colour all year round. There is a single garage with an up and over door and privacy door to the side leading into the rear garden. The property is offered with no chain, some double glazing, cavity wall and loft insulation.

### HALL

Double glazed door and window, radiator, cupboard housing meters, cupboard housing the boiler with shelving, loft access with a ladder and light.

### LOUNGE/DINER

18' 6" x 11' 11" (5.64m x 3.63m) Dual aspect secondary glazed windows, electric fire with tiled hearth and mantel, 2 x radiators

### KITCHEN

12' 5" x 8' 1" (3.78m x 2.46m) Measurements to include fitted units, marble effect worktops, 1.5 stainless steel sink with mixer tap, washing machine, electric cooker and fridge. Part tiled walls, double radiator, double glazed window, door glazed door leading to the rear garden.

### BATHROOM

Double glazed window, white suite comprising a panelled bath, mains shower, vanity with inset basin and storage cupboards







underneath and to the side, chrome heated towel rail, tiled walls, vinyl wood effect flooring

**Cloakroom**

Double glazed window, low level W. C. Radiator, vinyl flooring

**BEDROOM ONE**

14' 10" x 10' 3" (4.52m x 3.12m) Secondary glazed window fitted double wardrobe with sliding doors, radiator.

**BEDROOM TWO**

9' 10" x 8' 11" (3m x 2.72m) Secondary glazed window, fitted double wardrobe with sliding doors, radiator



**FRONT GARDEN**

Brick boundary walls, mature shrubs and bedding plants, paved and gravelled driveway access path, timber gate, access to the single garage

**REAR GARDEN**

Mature garden with an abundance of shrubs, bushes and bedding plants, paved and gravelled, gate providing side access, access into the garage, outside tap.

**GARAGE**

Up and over door, single glazed side door, power and light

**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 firm's employment has the authority to make or give any representation or warranty in respect of the property

**AGENTS NOTES**

Freehold, Council Tax Band C, EPC Band



# GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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