



Thomas
jackson
ESTATE AGENTS



12 King Edward Road

Birchington, CT7 0EQ

- Super Semi-Detached Bungalow
- Three Bedrooms
- Lawned Private Garden
- Chain Free

£285,000

EPC Rating '64'





Property Description

THE PROPERTY

A super semi-detached bungalow situated in a very well-regarded area of Birchington. Close to plenty of facilities as well as transport links and a well-served high street. The property could benefit with some redecoration but comprises three bedrooms, spacious sitting room, family bathroom as well the kitchen. Outside there is a private lawned garden with plenty of off-road parking. The property is available chain free and boasts gas central heating as well as double glazing. Recent works carried out include the following; new roof in 2023, Axia ventilation system has been installed in the attic to allow greater airflow throughout the property, re-wired lighting system in 2023 (property has a valid EICR), a new boiler in 2021, any previous damp has been treated/removed all that remains is staining in some areas which we have been advised is safe to cove/paint over.

ENTRANCE HALLWAY

Double glazed entrance door into the hallway, picture rail, access to loft space, radiator, laminate flooring, doors to



STTING ROOM

13' 11" x 10' 11" (4.24m x 3.33m) Picture rail, double glazed window to front, radiator, built fireplace with timber mantle, attractive panelling.

KITCHEN

14' 5" x 7' 8" (4.39m x 2.34m) Plus door recess, measurements include a range of fitted base units with space for washing machine, under counter integrated fridge and freezer, worksurface over inset with stainless steel sink and mixer taps plus a four burner gas hob, tiled splashback's, coordinating wall units, tower unit with double electric oven, wall mounted gas boiler, double glazed window to side, two double glazed windows to rear, extractor fan, radiator, tiled floor, double glazed door to garden.



BATHROOM

Bathroom suite comprising of panelled bath with mixer taps and shower fitment over, pedestal wash basin, low-level WC, attractive, tiling, extractor fan, heated towel rail, tiled floor, double glazed window.

BEDROOM ONE

11' 2" x 8' 11" (3.4m x 2.72m) Picture rail, double glazed window, radiator, attractive panelling.



BEDROOM TWO

10' 5" x 9' 3" (3.18m x 2.82m) Plus door recess, picture rail, double glazed window, radiator.

BEDROOM THREE

7' 1" x 6' 7" (2.16m x 2.01m) Picture rail, double glazed window to rear, radiator.

REAR GARDEN

The rear garden is accessed from the kitchen and comprises of large lawn, timber shed, bar area and a large deck. To the side there is access to the front.

PARKING

Off street parking for several cars.

FRONT GARDEN

Laid to lawn, central pathway.

COUNCIL TAX

Local Authority Thanet District Council
Council Tax Band B
Council Tax Cost (PA) £1,758.78

AGENTS NOTES

These particulars, whilst believed to be accurate are set





GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 623 sq.ft. (57.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, boundaries, areas and any other facts are approximate and no responsibility is taken for any error or omission in the information. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their efficiency and condition.
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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.

AGENTS NOTES

- Vendors advises the following -
- New replacement roof 2023
- New boiler 2021
- New hob 2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



152 Northdown Road
Cliftonville
Margate
Kent
CT9 2QN

www.thomasjackson.biz
01843 221000
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 are 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

