



Thomas
jackson
ESTATE AGENTS



37 Warwick Road

Cliftonville, Margate, CT9 2JU

- Character Terraced House
- Sought After Location
- Five Bedrooms
- New Roof / Chain Free

£479,995

EPC Rating '40'





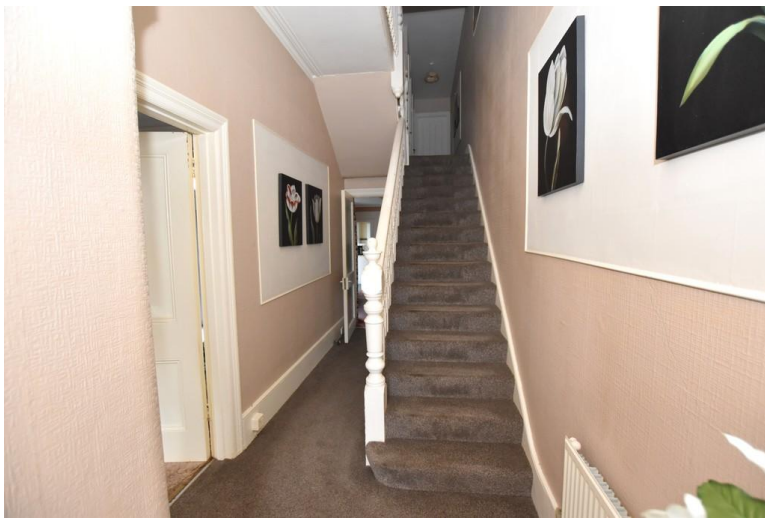
Property Description

THE PROPERTY

Offered for sale chain free, we are delighted to offer for sale this substantial terraced house in one of Cliftonville's most sought after Roads. This former guest house would have been a hit with tourists in past times, before the jet age took tourists away from English seaside towns. Unaltered and un-modernised, the property is presented with lots of originality and features of the original build, not to mention high ceilings and generous spaces. Comprising of entrance porch, hallway, open plan sitting and dining room with a separate breakfast room plus the kitchen. Externally a long conservatory, cloakroom WC and a garden room. On the first floor five bedrooms, separate WC and shower room. Externally the property has a good sized garden and the possibility of off road parking to the front (un investigated)

ENTRANCE PORCH

Entrance is via a leaded light and panel glazed door, attractive leaded light panel with house number over, opens into entrance porch, coved ceiling, dado rail,



glazed door to entrance hallway-

ENTRANCE HALLWAY

Entrance hallway, coved ceiling, attractive plaster corbels, stairs to 1st floor, radiator, door and stairs down to cellar, doors to:-

SITTING ROOM

15' 4" x 14' 0" (4.67m x 4.27m) Measurement into recess, coved ceiling, picture rail, York stone fireplace and surround, radiator, square arch to:-



DINING ROOM

13' 0" x 12' 7" (3.96m x 3.84m) Dining room 13 foot X 12'7" coved ceiling, picture rail, double radiator, double glazed French doors to courtyard garden and glazed door to:-

BREAKFAST ROOM

15' 8" x 10' 0" (4.78m x 3.05m) Coved ceiling, double glazed window to side, two radiators, four wall light points, glazed door returns to hallway and doorway to:-



KITCHEN

10' 3" x 11' 0" (3.12m x 3.35m) Measurements include a range of fitted base units of cupboard and drawer fronts, space for freestanding gas cooker, space for washing machine, floor standing gas boiler for central heating and hot water, Work surface over, stainless steel sink and mixer tap, tiled splash back, range of wall units over, double glazed window to side, glazed door to:-



CONSERVATORY

18' 7" x 4' 8" (5.66m x 1.42m) Set beneath a polycarbonate roof, double glazed units, electric point, door to both ends opens to courtyard and to garden, door to:-

WC

Comprising of low-level WC and wash basin, tiled splash back.



GARDEN ROOM

10' 9" x 10' 7" (3.28m x 3.23m) single glazed critical windows overlook the garden, radiator, two wall light points.

STAIRS TO

FIRST FLOOR LANDING

Landing has coved ceiling, plenty of built-in shelved storage, skylight window, doors to:-



BEDROOM ONE

15' 9" x 12' 0" (4.8m x 3.66m) Measurement into bay, coved ceiling, double glazed bay window to front, moulded skirting boards, wash hand basin.

BEDROOM TWO

9' 4" x 6' 6" (2.84m x 1.98m) Access to loft space, double glazed window to front, moulded skirting boards.



BEDROOM THREE

12' 7" x 12' 3" (3.84m x 3.73m) Covered ceiling, vanity wash hand basin, built-in storage cupboard, double glazed window.

BEDROOM FOUR

8' 0" x 6' 6" (2.44m x 1.98m) Access to loft space, double glazed window.



BEDROOM FIVE

13' 2" x 10' 0" (4.01m x 3.05m) Measurement into door well, coved ceiling double glazed window to rear built in storage cupboard, hot water tank.

SHOWER ROOM

Suite comprises of a corner glazed shower enclosure with a mains fed thermostatic shower fitment, wash and basin, attractive tiling double glazed window to side access to loft space



SEPARATE WC

Low level WC, double glazed window, coved ceiling.

REAR GARDEN

The rear garden is accessed from the dining room and the conservatory and is laid mainly to a paved patio with gravel area, set within fenced perimeters, brick built raised planter set with mature shrubs.

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.



AGENTS NOTES

This property is subject to probate, legal exchange will not be able to take place until probate has been granted. Please check with the office as to the progress of the probate.

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



COUNCIL TAX

Local Authority - Thanet District Council

Council Tax Band C

Council Tax Cost (PA) £1,983.39



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

