



Thomas  
jackson  
ESTATE AGENTS



59 Nash Court Gardens

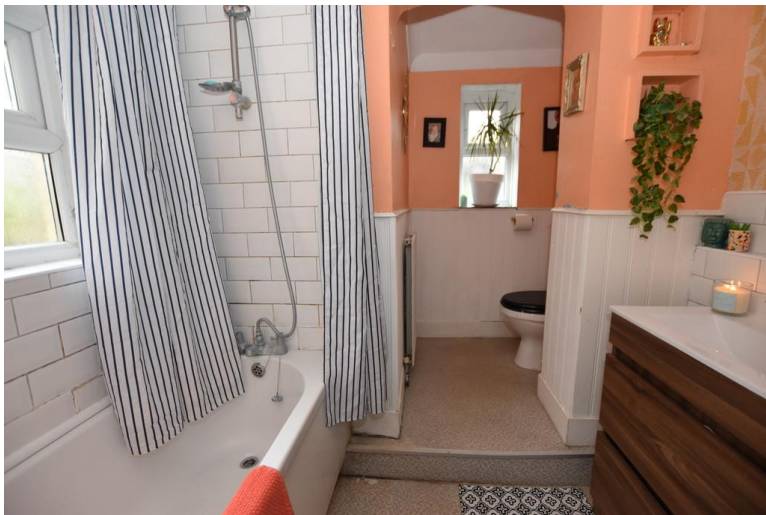
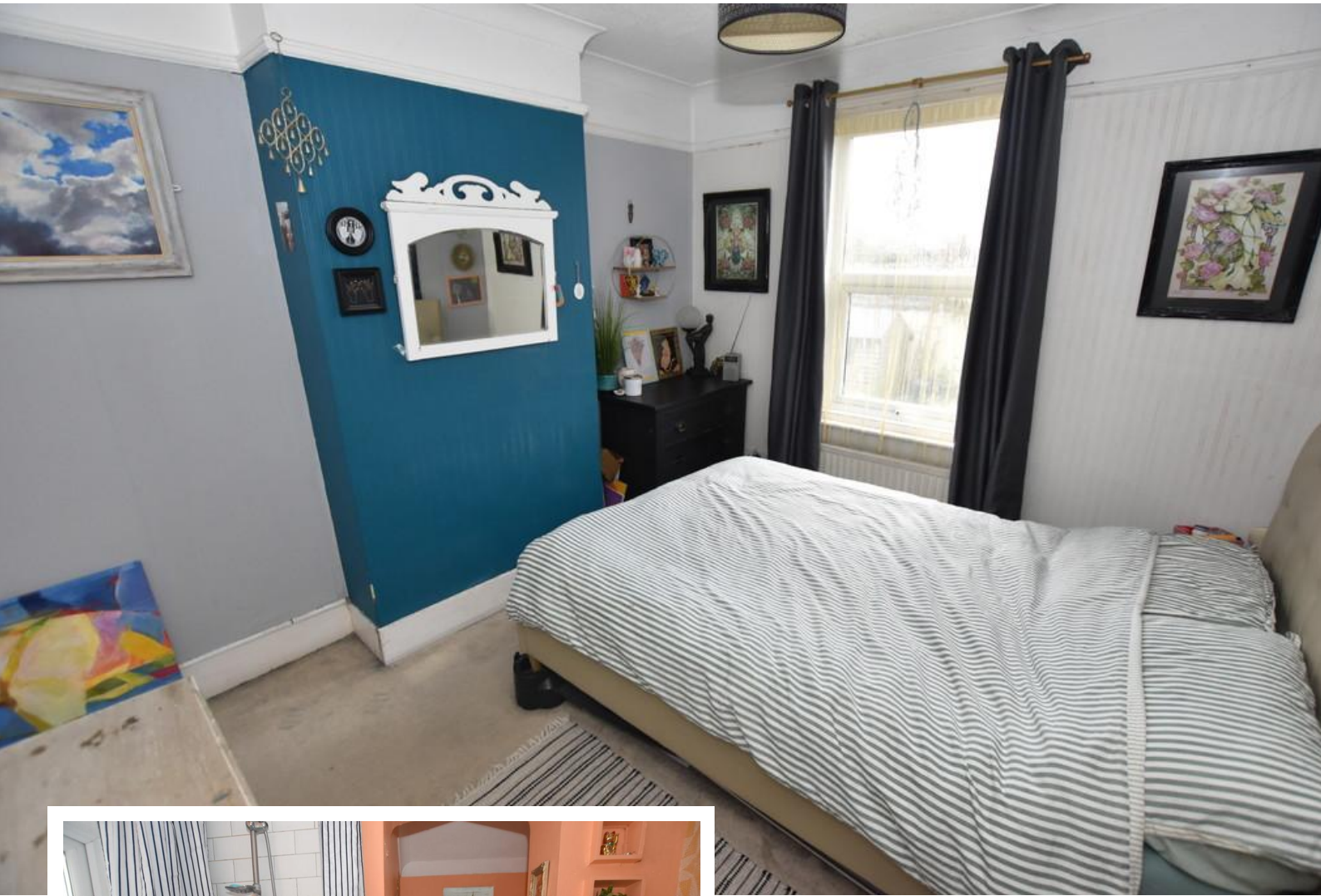
Margate, CT9 4DF

- A mid Terraced Cottage
- Central position
- Double Glazing
- Gas Central Heating

**£215,000**

EPC Rating 'TBC'





## Property Description

### THE PROPERTY

A super starter home project or ideal investment situated in a well regarded area of Margate. The property is close to a parade of local facilities including newsagents as well as a small general store, take away outlets and café. Transport links are also easily available. Situated over two floors the property features a double bedroom plus a double bedroom currently separated by a stud partition, a reception room, kitchen diner and a family bathroom. Externally there is a small garden. the property features double glazing as well as gas central heating

### ENTRANCE PORCH

Double Glazed entrance door to inner porch, door to:-

### SITTING ROOM

15' 0" x 13' 1" (4.57m x 3.99m) Maximum measurements into bay, inner hallway, double glazed bay window, double radiator.

### KITCHEN DINER



11' 1" x 9' 10" (3.38m x 3m) Measurements include a range of fitted base units, fitted electric oven, work surface over inset with stainless steel sink and a four burner gas hob, wall mounted gas boiler, door to garden.

#### **BATHROOM**

Panel bath with mixer shower tap, vanity wash basin with storage, WC, tiled splash backs, storage cupboard.

#### **STAIRS TO**

#### **BEDROOM**

13' 9" x 11' 1" (4.19m x 3.38m) Broadly split with a stud partition, two double glazed windows.

#### **BEDROOM**

11' 2" x 9' 10" (3.4m x 3m) Double glazed window, radiator, picture rail, built in wardrobe.

#### **REAR GARDEN**

A low maintenance rear garden arranged over two levels.

#### **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

#### **COUNCIL TAX**

Local Authority Thanet District Council

Council Tax Band B

Council Tax Cost (PA) £1,735.47

#### **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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	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

