



Thomas
jackson
ESTATE AGENTS



128 Byron Avenue

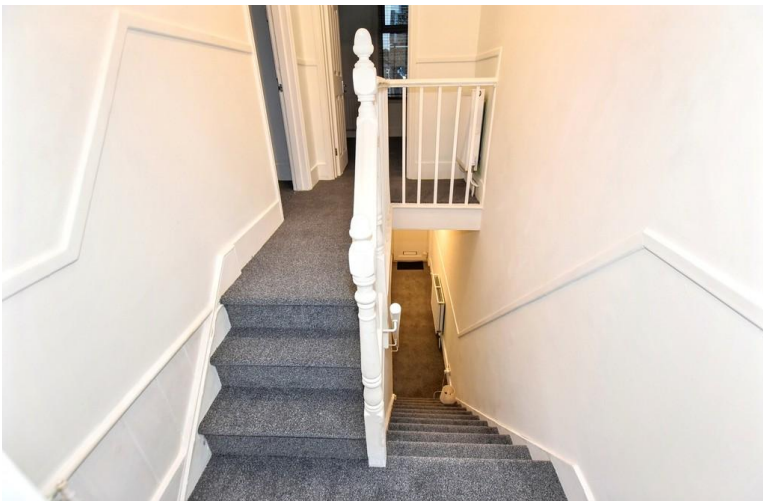
Margate, CT9 1TX

- Pretty Mid Terraced Home
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Gas Central Heating & Double Glazing
- Chain Free
- Recently Redecorated with New Carpets
- Courtyard Garden

£246,000

EPC Rating '66'





Property Description

THE PROPERTY

Step inside this charming two-bedroom Victorian house, perfectly blending period character with modern convenience, nestled in a highly popular and desirable location. Recently redecorated throughout and including brand new carpets, this delightful home offers a welcoming ambiance, featuring two spacious reception rooms, a fitted kitchen, and two comfortable double bedrooms. Further benefits include double glazing, gas central heating, a lovely courtyard garden ideal for outdoor relaxation, and the huge advantage of being offered chain free for a smoother purchase.

ENTRANCE HALLWAY

Double glazed entrance door into entrance hallway, cupboard houses fuse board, dado rail, double radiator, stairs to 1st floor and doors to:-

SITTING ROOM

13' 0" x 11' 4" (3.96m x 3.45m) Dado rail, double glazed bay window to front, double radiator.



DINING ROOM

12' 1" x 10' 8" (3.68m x 3.25m) Radiator, telephone point, double glazed window overlooks garden and pleasant rooftop views, door way to:-

KITCHEN

9' 6" x 7' 2" (2.9m x 2.18m) Measurements include a range of fitted base units with space for washing machine and fridge freezer, fitted electric fan oven, worksurface over inset with a four burner halogen hob and a stainless steel sink drainer and mixer tap. Tiled splashback, range of matching wall units, stainless steel chimney style filter hood, wall mounted gas boiler for central heating and domestic hot water, ceramic tile flooring, Double glazed door to garden, door to under stairs storage cupboard, double glazed window.

STAIRS TO

LANDING

Access to loft space, radiator, doors to:-

BEDROOM ONE

14' 9" x 10' 3" (4.5m x 3.12m) Two double glazed windows two front, radiator.

BEDROOM TWO

10' 10" x 9' 3" (3.3m x 2.82m) Radiator, double glazed window with views over rooftops and Dane Park.

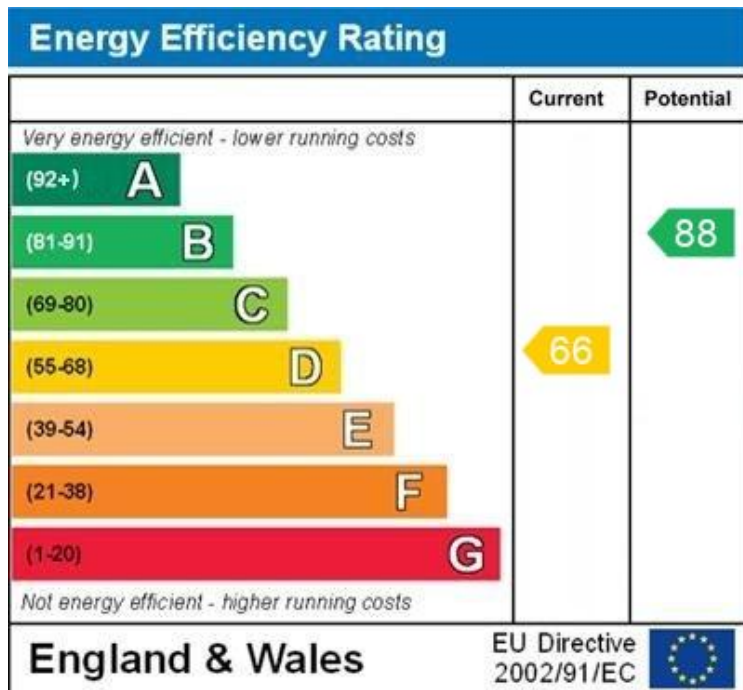
FAMILY BATHROOM

8' 9" x 7' 1" (2.67m x 2.16m) Fitted bathroom suite of a shower bath with mixer taps and shower attachment over with a glass shower screen, ceramic tile splashback, low level WC and a vanity wash basin with mixer tap. Double glazed window to rear, double radiator, wall mounted electric fan heater.

REAR GARDEN

To the rear, a paved courtyard area, pedestrian gateway with access to the rear alleyway.





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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 firms 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.

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 B

Council Tax Cost (PA) £1,824.09



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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 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

