



Thomas
jackson
ESTATE AGENTS



30 Thanet Road

Margate, CT9 1UA

- Family Home
- Three bedrooms
- Family bathroom
- Low maintenance garden

£275,000

EPC Rating '55'





Property Description

DESCRIPTION

CENTRAL MARGATE. Thomas Jackson is pleased to bring to the market this three bedroom end of terrace house located in Thanet Road with a GARAGE. The property is arranged over two floors and benefits from two reception rooms, a kitchen, ground floor bathroom, three bedrooms upstairs and separate W.C. Additional features include: gas central heating, double glazed windows, and a low maintenance paved garden. The property in our opinion would make a lovely family home, the property is currently tenanted, ideal for an investor looking to expand their portfolio in Margate.

HALL

UPVC door, radiator, stairs to the first floor, dado rail, carpet flooring.

LOUNGE

12' 9" x 11' 6" (3.89m x 3.51m) UPVC double glazed bay window, dado rail, double radiator, carpet flooring.



DINING ROOM

10' 3" x 12' 1" (3.12m x 3.68m) Double glazed window to the rear, door to the cellar, radiator, vinyl flooring.

CELLAR

Storage and meters.

KITCHEN

10' 3" x 6' 3" (3.12m x 1.91m) White gloss matching fitted cupboards and drawers with complementary worktops, stainless steel sink, four ring gas hob, stainless steel extractor, built in electric oven, space for a fridge/freezer, double glazed window and door, vinyl flooring.



UTILITY AREA

Wall mounted boiler, plumbing and space for a washing machine, fitted eye level cupboards, vinyl flooring, door to

BATHROOM

White suite comprising a panelled bath with mains shower, close coupled W.C., pedestal hand basin, chrome heated towel ladder, tiled walls, double glazed window, vinyl flooring.

FIRST FLOOR LANDING

Split level landing, loft access, carpet flooring.



BEDROOM ONE

14' 8" x 10' 4" (4.47m x 3.15m) Double glazed windows to front, radiator, carpet flooring.

BEDROOM TWO

11' 1" x 9' 7" (3.38m x 2.92m) Double glazed window to the rear, radiator, carpet flooring.

BEDROOM THREE

8' 7" x 6' 4" (2.62m x 1.93m) Double glazed window to the side, radiator, carpet flooring.

W.C.

Low level W.C, wall mounted hand basin, vinyl flooring.



REAR GARDEN

Low maintenance paved garden, fence/brick boundary walls, side gate, access into the garage.

GARAGE

Up and over door, power and light, privacy door to the garden.

AGENTS NOTES

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F		
1-20	G		

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.

Floor Area: 893 ft²/ 83 m²

Conservation Area: No

Flood Risk: Very Low

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 REQUIREMENTS

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.

VALUATION

Family business + Established since 2007 + Over 50 years combined experience + National advertising + No tie in period + Member of the Property Ombudsman + Competitive commission.

ADDITIONAL INFORMATION

Council Tax Band - B

EPC Band - D

Freehold



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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

