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ESTATE AGENTS



37 Staplehurst Gardens

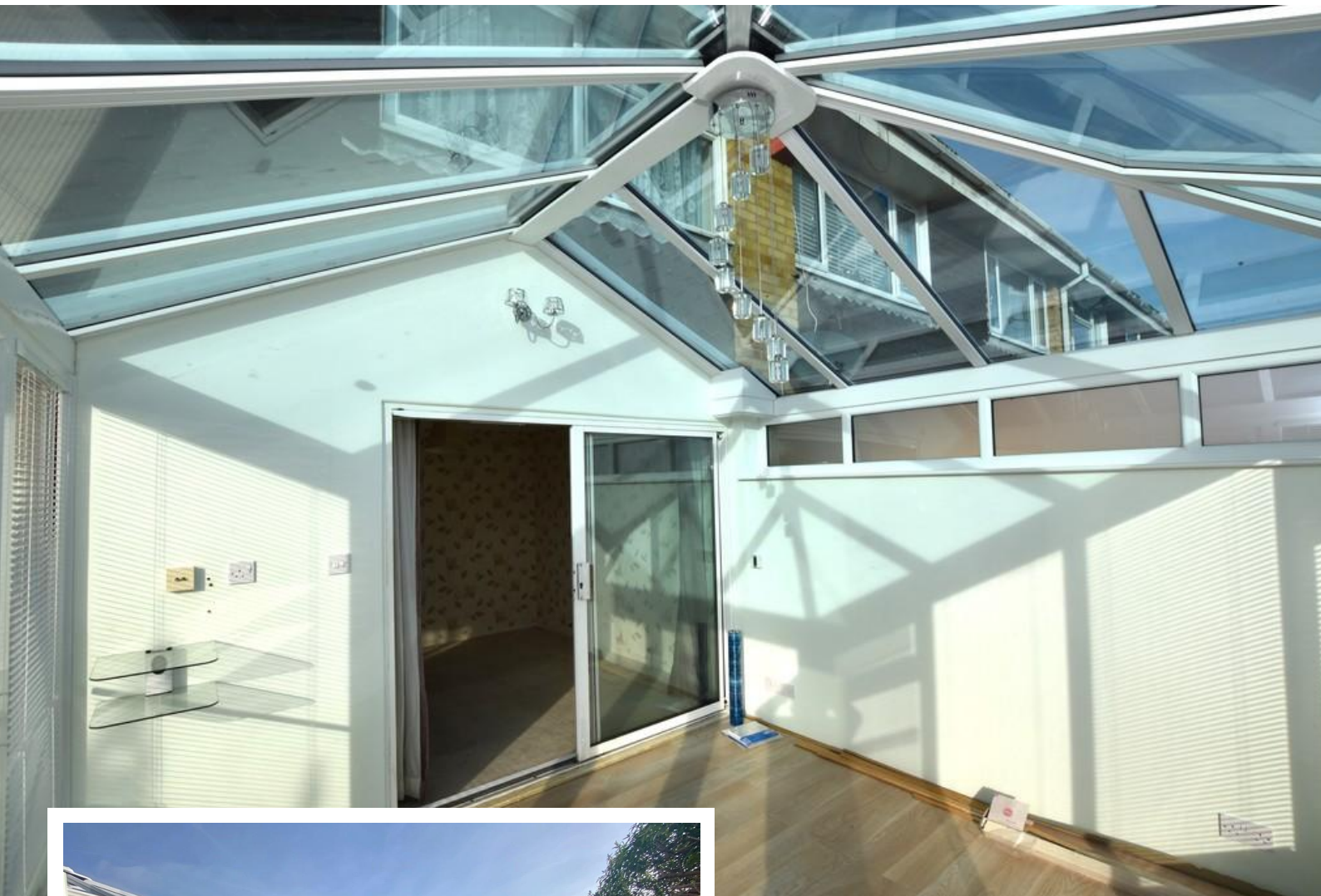
Margate, CT9 3JD

- End Terrace House
- Three Bedrooms
- Fantastic Conservatory
- GCH & DG

£325,000

EPC Rating '59'





Property Description

THE PROPERTY

An end of terrace house with the real feel of being semi-detached. Situated on the well-regarded Palm Bay estate we are delighted to offer this property chain free. Currently arranged as entrance porch, reception hallway, fitted kitchen, sitting room and a fabulous, recently installed conservatory which opens directly onto a block paved patio. On the first floor the landing, three bedrooms and a recently remodelled bathroom which features a bath as well as a separate shower enclosure. To the rear a private garden laid to lawn with raised borders and a block paved patio. To the front a lawn and side garden, parking space plus access to the garage. The property features both gas central heating as well as double glazing, the property also features neutral decorations.

ENTRANCE PORCH

Entrance is via a double-glazed door with double glazed panel to the side.

ENTRANCE HALLWAY

Panel glazed door to entrance hallway, door to under stairs storage cupboard, stairs to 1st floor, coved ceiling, telephone point, doors to:-

RECEPTION ROOM



21' 9" x 11' 1" (6.63m x 3.38m) Coved ceiling, two radiators, TV point, double glazed sliding patio doors open onto the block paved patio, additional double glazed sliding patio doors open onto the conservatory.

CONSERVATORY

10' 8" x 10' 7" (3.25m x 3.23m) Set beneath a double glazed Victorian roof, wall light point, central light pendant, under floor electric heating, power points, TV point, double glazed units, double glazed French doors to the garden

KITCHEN

9' 7" x 9' 3" (2.92m x 2.82m) Measurements to include a range of fitted base units, cupboards, and drawers, fitted electric oven, space for washing machine, space for undercounter fridge and freezer, work surface insert with four burner halogen hob, stainless steel sink and mixer tap, coordinating splashback's and work surface, range of matching wall cupboards over, double glazed window to front, wall mounted gas boiler, TV point.

STAIRS TO:-

LANDING

Stairs to 1st floor, double glazed window, leading to the landing, coved ceiling, access to loft, doors to:-

BEDROOM ONE

11' 11" x 11' 0" (3.63m x 3.35m) Coved ceiling, double glazed window overlook rear garden, range of built in storage cupboards, radiator.

BEDROOM TWO

10' 1" x 6' 8" (3.07m x 2.03m) Plus door well, coved ceiling, double glazed window to front, radiator.

BEDROOM THREE

10' 11" x 9' 7" (3.33m x 2.92m) Coved ceiling, radiator, double glazed window.

FAMILY BATHROOM

Suite comprises of a panel bath with twin grips, bifold shower screen to side, mixer tap with shower attachment over, low level WC, vanity unit with inset sink and mixer tap, shower enclosure fitted with a thermostat, mains fed shower fitting, ceramic tiled splashback's, built-in storage, double glazed windows, radiator.

REAR GARDEN

The rear garden is set with a block paved patio, lawn, raised planted borders and the vegetable patch area. There is also pedestrian access via a side gate.

FRONT GARDEN

Partly laid to lawn with a driveway that also provides access to the garage with an up and over door.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

COUNCIL TAX

Council Tax Band C

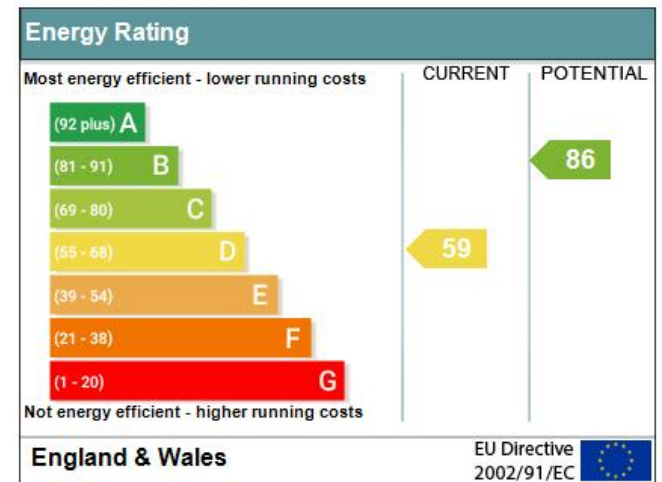
Council Tax Cost (EPA) £1,894.72

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.



Address: 37 Staplehurst Gardens, MARGATE, CT9 3JD
RRN: 0380-2459-8320-2404-8451



Total area: approx. 89.2 sq. metres (960.4 sq. feet)
37 Staplehurst Gardens, Margate



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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.

