



Thomas  
jackson  
ESTATE AGENTS



**19 Manston Road**

Margate, CT9 4LZ

- Delightful Detached Bungalow
- Two Double Bedrooms
- Sun Room Opens To The Garden
- Chain Free

**£310,000**

EPC Rating '57'







## Property Description

### THE PROPERTY

A DETACHED bungalow available CHAIN FREE. This property features 2 double bedrooms, a spacious kitchen, family bathroom, sitting room and sunroom which opens out to the garden. To the front of the bungalow is off street parking, access to the garage and a low maintenance garden. Needing some internal decorating this is the perfect home to make your own.

### ENTRANCE PORCH

Double glazed entrance door, double glazed panel to the side, tiled flooring, panel glazed door to:-

### HALLWAY

14' 0" x 5' 0" (4.27m x 1.52m) Access to loft, radiator, parquet flooring, door to airing cupboard, doors to:-

### SITTING ROOM

12' 8" x 10' 0" (3.86m x 3.05m) Coved ceiling, double radiator..





#### **KITCHEN**

10' 10" x 10' 9" (3.3m x 3.28m) Measurements include fitted base units, space for washing machine, space for fridge freezer, space for gas cooker, work surface over inset with a stainless-steel sink and drainer, tiled splash backs, double glazed window, door to larder cupboard, wall mounted gas boiler, wall cupboards, door to sunroom.

#### **BATHROOM**

Suite comprising of low-level WC, pedestal wash basin and a panel path with an electric shower over, double glazed window, tiled splash backs, heated towel rail.

#### **BEDROOM**

12' 08" x 10' 0" (3.86m x 3.05m) Currently used as the sitting room, coved ceiling, double glazed window, radiator, timber fire surround with tiled hearth and a coal effect gas fire.

#### **BEDROOM**

9' 11" x 9' 7" (3.02m x 2.92m) Coved ceiling, double glazed window.

#### **SUN ROOM**

9' 01" x 8' 04" (2.77m x 2.54m) panel glazed door to the garden, door to garage.



#### **REAR GARDEN**

The rear garden is accessed from the sunroom and the sitting room, mainly laid to lawn set within fenced perimeters.

#### **FRONT GARDEN**

attractively set with a driveway, planted borders, steps and slope, parking for one vehicle.

#### **GARAGE AND PARKING**

Parking to the front with access to the garage.

#### **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.

### COUNCIL TAX

Local Authority Thanet District Council

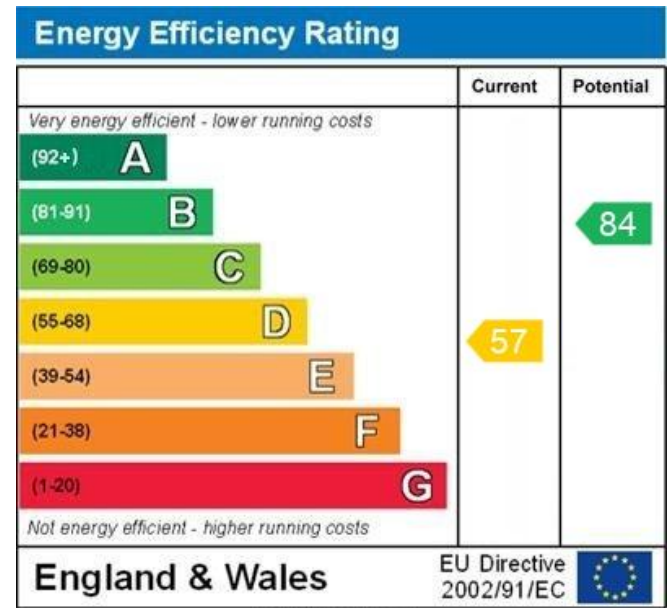
Council Tax Band C Council Tax Cost (£PA) £1,894.72

### 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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, boundaries, areas and any other facts are approximate and do not constitute a contract. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The accuracy, content and implications of this plan are not intended and no guarantee is made as to their accuracy or efficiency can be given. Agents and Thomas Jackson



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