



Thomas
jackson
ESTATE AGENTS



8 Gore End Close

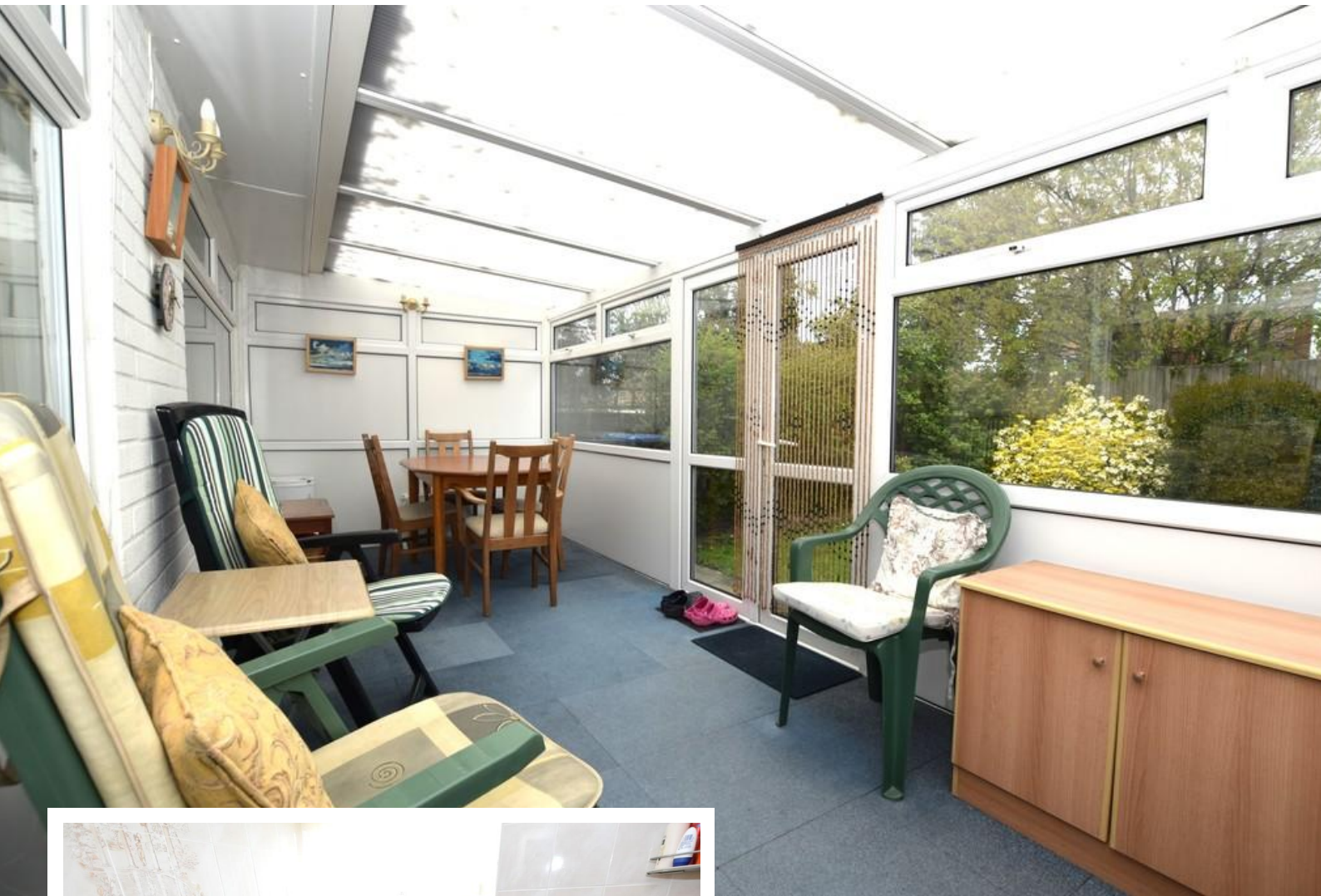
Birchington, CT7 9SH

- Super semi detached bungalow
- Gas Central Heating
- Double Glazing
- Conservatory
- Two Bedrooms
- Glorious Gardens

£360,000

EPC Rating 'TBC'





Property Description

THE PROPERTY

A super semi detached bungalow, new to the market and available as a chain free purchase. Set a short distance from Station Road yet enjoying open views over farmland from the front elevation. Comprising large entrance porch, reception hall, sitting room, two bedrooms, family bathroom, fitted kitchen and a super conservatory that runs the width of the property. To the rear a private lawned garden with planted borders and pedestrian access. To the front there is a large lawn with inset order, driveway and access to the garage. The property is gas centrally heated, double glazed and tastefully decorated throughout. We hold the keys for an early accompanied viewing.

ENTRANCE PORCH

10' 2" x 4' 1" (3.1m x 1.24m) Double glazed window with open farmland views, double glazed door to:-



ENTRANCE HALLWAY

Entrance hall, coved ceiling, access to loft space, radiator, telephone point, electric meter cupboard, door to cupboard housing a wall mounted gas boiler plus two additional storage cupboards, doors to-

SITTING ROOM

17' 6" x 10' 0" (5.33m x 3.05m) Coved ceiling, double glazed window to front with open farmland views, radiator, TV point.

KITCHEN

10' 10" x 10' 5" (3.3m x 3.18m) Measurements include a range of fitted base units, space for washing machine, undercounter fridge and undercounter freezer, fitted double electric oven, worksurface over inset with a four burner, halogen hob, and a sink and draining board with mixer tap over, ceramic tiled splashback's, range of coordinating wall units over, coved ceiling, radiator, TV point, two double glazed windows and a double glazed door to the conservatory.



BEDROOM ONE

11' 3" x 9' 10" (3.43m x 3m) Coved ceiling, radiator, double glazed window, two double mirrored wardrobe with storage shelves and hanging space.

BEDROOM TWO

9' 11" x 7' 0" (3.02m x 2.13m) Coved ceiling, double glazed window, radiator.



BATHROOM

Suite comprising of a low-level WC, pedestal wash basin with mixer tap, panel bath with twin grips, mixer taps over, electric wall mounted shower, ceramic tiled splashback's, double glazed window, radiator, extractor fan.

CONSERVATORY

19' 1" x 7' 7" (5.82m x 2.31m) Polycarbonate roof, double glazed units, double glazed French doors to garden, power, points, wall, light points



REAR GARDEN

The rear garden is set privately within fenced perimeters, lawn with planted borders of mature shrubs and perennials, timber shed tucked behind the garage, side gateway for pedestrian access.

GARAGE AND DRIVEWAY

A single garage with an up and over door accessed from the driveway.



FRONT GARDEN

Laid to a large lawn with a planted borders and inset bed.

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.

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 C
Council Tax Cost (£PA) £2,010.03

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