



- A Modern Terraced Cottage
- Two Double Bedrooms
- Beautiful Decoration
- Chain Free Available Now
- Downstairs W.C.
- Parking for one car
- Courtyard garden
- Ideal investment/FTB

4 Windsor Mews, St. Johns Street, Margate, CT9 1JP

£225,000

A centrally positioned, modern cottage within close proximity to the beach, High Street, Margate Old town as well as QEQM hospital. Ideal as a holiday home or investment, maybe a combination of both. The property is found beautifully decorated with new carpets throughout, the property is ready to go and available chain free. Featuring an open plan sitting room with a dog legged staircase to the first floor, a very useful downstairs WC and a spacious kitchen diner with oven and hob. On the first floor there are two double bedrooms and a modern shower room and WC. To the rear a paved courtyard garden with planted borders and access to the parking space to the rear. The property is essential for early viewings and has gas central heating and double glazing.



## Property Description

### THE PROPERTY

A centrally positioned, modern cottage within close proximity to the beach, High Street, Margate Old town as well as QEQM hospital. Ideal as a holiday home or investment, maybe a combination of both. The property is found beautifully decorated with new carpets throughout, the property is vacant and available chain free. Featuring an open plan sitting room with an attractive dog legged staircase to the first floor, a very useful downstairs WC and a spacious kitchen diner with oven and hob. On the first floor there are two double bedrooms and a modern shower room and WC. To the rear a paved courtyard garden with planted borders and access to the parking space. The property is essential for early viewings and has gas central heating and double glazing.

### SITTING ROOM

Double glazed entrance door, coved ceiling, radiator, double glazed window, dog legged staircase, door to:-

### LOBBY

Doors to:-

### CLOAKROOM WC

Low level WC, wash basin, extractor fan, radiator.

### KITCHEN/DINER

13' 11" x 11' 4" (4.24m x 3.45m) Measurements include a range of fitted base units with space for washing machine, drier and fridge freezer, work surface over inset with a stainless steel sink and four burner gas hob, tiled splash backs, matching wall cupboards, electric oven to eye level, double radiator, TV point, double glazed window, double glazed door to garden

### STAIRS TO

### LANDING

A spacious landing with access to the loft and doors opening to:-





#### **BEDROOM ONE**

11' 04" x 10' 01" (3.45m x 3.07m) Coved ceiling, radiator, double glazed window.

#### **BEDROOM TWO**

11' 05" x 8' 08" (3.48m x 2.64m) Measurements include an extensive range of built in wardrobes and overhead cupboards, double glazed window, radiator.

#### **SHOWER ROOM WC**

Suite comprising a double shower enclosure with mains fed shower fitting with a rainfall shower head, low level WC and a wash basin inset into a vanity unit with storage under, heated towel rail, extractor fan.

#### **REAR GARDEN**

Accessed from the kitchen and steps onto a paved patio with raised planted borders, to the opposite side Rose bushes and a mature olive. There is plenty of space for outside entertaining, shed, gravelled planted borders.

#### **PARKING**

There is allocated parking to the rear.

#### **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**

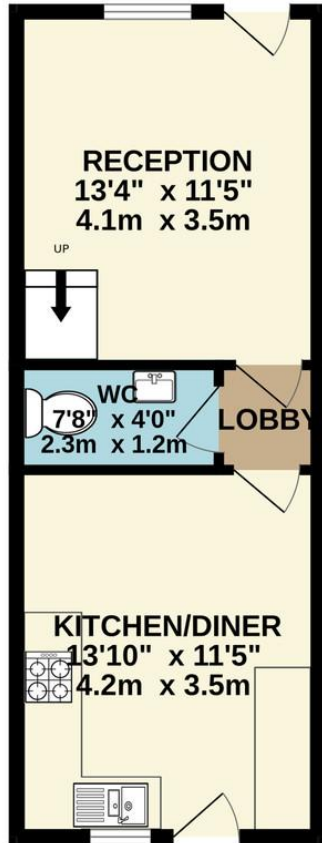
Local Authority Thanet District Council

Council Tax Band B

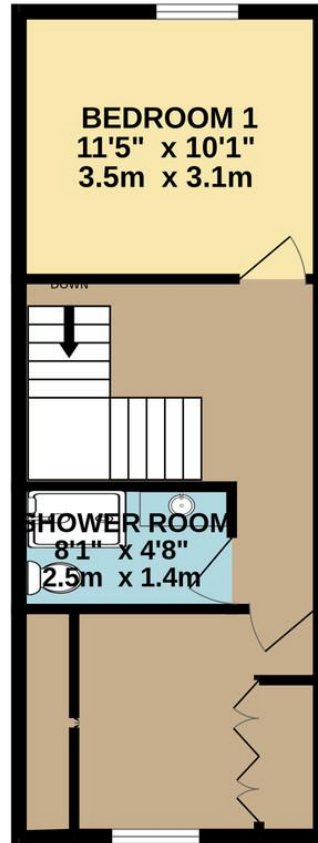
Council Tax Cost (EPA) £1,735.47



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

rightmove

Zoopla

UK ALA DPS

The Property Ombudsman

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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 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

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ESTATE AGENTS

