



Thomas
jackson
ESTATE AGENTS



32 Arlington Gardens

Margate, CT9 3TB

- Off Street Parking, Lovely Gardens
- Semi- detached House
- Kitchen/diner leading onto The garden
- Double Glazing & Gas Central Heating
- Exposed wooden flooring, Tasteful Decoration
- Character Open Fireplace

£290,000

EPC Rating '59'





Property Description

Thomas Jackson Presents...

A 3-bedroom semi-detached house located on a quiet residential road, a short distance from local schools and shops. Featuring modern décor. Comprising a spacious entrance hall with understairs storage, living room overlooking the front garden with a feature fireplace and bay windows, the kitchen/diner is well planned and features a number of integrated appliances and French doors leading to the garden. Upstairs are three double bedrooms, two having built in storage, there is also the family bathroom featuring a shower bath. The property features side access, off-street parking, double glazing as well as gas central heating. Now available without future chain complications.

HALLWAY

Entrance hallway featuring exposed wooden floors, modern radiator and understairs storage cupboard.



LIVING ROOM

10' 08" x 14' 04" (3.25m x 4.37m) Featuring double glazed bay window, working Victorian fireplace, contemporary radiator, wooden flooring.

KITCHEN

10' 06" x 20' 03" (3.2m x 6.17m) Measurements include a range of fitted base units, space for washing machine, integrated fridge/freezer and full size dishwasher, work surface over, inset sink and drainer with mixer tap over plus a 4 burner gas hob with electric oven under, pantry, side door leading to garden, French doors open to the garden, tiled flooring.



BEDROOM ONE

10' 07" x 12' 06" (3.23m x 3.81m) Featuring fitted wardrobes, double glazed window, modern radiator and laminate flooring.

BEDROOM TWO

10' 07" x 10' 06" (3.23m x 3.2m) Spacious bedroom with double glazed window, laminate flooring.

BEDROOM THREE

7' 05" x 9' 05" (2.26m x 2.87m) Spacious third bedroom with fitted cupboard, double glazed window, modern radiator and wooden flooring.



BATHROOM

Vanity sink and low level WC, 'P' shaped shower bath with mixer tap and shower fitment over, modern towel rail, double glazed window, tiled splash backs.

GARDEN

A Large Garden predominantly laid to lawn, substantial paved patio, pedestrian side access, patio area, storage shed, log store, vegetable patches.

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.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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