



Thomas
jackson
ESTATE AGENTS



1 St. Andrews Close

Margate, CT9 4HA

- Corner Plot
- Two double bedrooms
- Extended bungalow
- Two reception rooms
- Garage and drive
- No chain

£350,000

EPC Rating '66'





Property Description

UTILITY ROOM/PORCH

11' 3" x 3' 11" (3.43m x 1.19m) Double glazed doors, double glazed window, base and eye level cupboards with complementary worktop, plumbing and space for a washing machine, tiled flooring.

HALLWAY

Cupboard housing the electric meter and consumer unit, radiator, built in cupboard with radiator, loft access, we understand the loft is boarded, has loft insulation, there is a ladder. The boiler is located in the loft.

SHOWER ROOM

Suite in white comprising large double shower cubicle with electric shower unit, wash hand basin set into vanity unit and close coupled WC. chrome heated towel rail, tiled walls and flooring, frosted window.

BEDROOM TWO

9' 8" x 8' 9" (2.95m x 2.67m) Double glazed window, radiator, fitted double wardrobe, carpet flooring.



BEDROOM ONE

10' 5" x 13' 5" (3.18m x 4.09m) Double glazed window, radiator, fitted triple wardrobe, carpet flooring.

DINING ROOM

16' 4" x 10' 6" (4.98m x 3.2m) Double glazed window and door, coved ceiling, radiator, carpet flooring, arch to the kitchen and sitting room.

KITCHEN

9' 10" x 8' 8" (3m x 2.64m) Matching range of wall and base units arranged on three walls. Inset 1 ½ bowl sink unit. Tiled work surfaces. Inset gas hob. Built-in eye level electric double oven/grill, extractor, integrated dishwasher, fridge and freezer, tiled flooring and walls, double glazed window overlooking the rear garden.

SITTING ROOM

13' 11" x 16' 1" (4.24m x 4.9m) Double glazed windows and door overlooking the side garden, coved ceiling, 2 radiators, carpet flooring.

FRONT/SIDE GARDEN

Mainly laid to lawn with flower beds, bushes and shrubs. Concrete path leading the main entrance door.

REAR/SIDE GARDEN

Timber shed, greenhouse, block paved patio, access into the garage, gate providing pedestrian access. Laid to lawn with mature shrubs and trees. Outside tap, outside light.

GARAGE/DRIVE

Single garage, up and over door, double glazed side door. drive for one vehicle (located at the side of the property as you enter St Andrews Close).

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

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

Flood Area:

Rivers & Seas - No Risk





Flood Risk: Medium

Local Authority = Kent

Conservation Area: No

AGENTS NOTES

Freehold

Council Tax Band C - £1,983.39

EPC Band - D

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 doors, windows, rooms and any other parts are approximate and no responsibility is taken for any measurement or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, contents and specifications shown here have been verified and the purchaser is to be satisfied with the same.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



152 Northdown Road
Cliftonville
Margate
Kent
CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

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

