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ESTATE AGENTS



10 Dane Hill Row

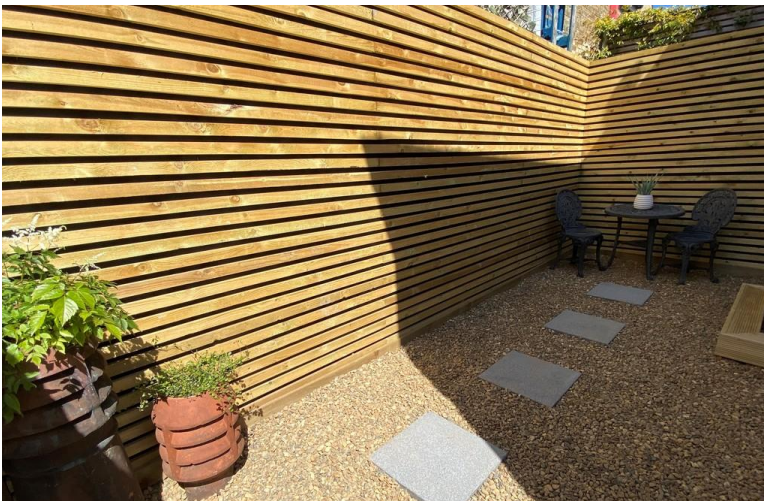
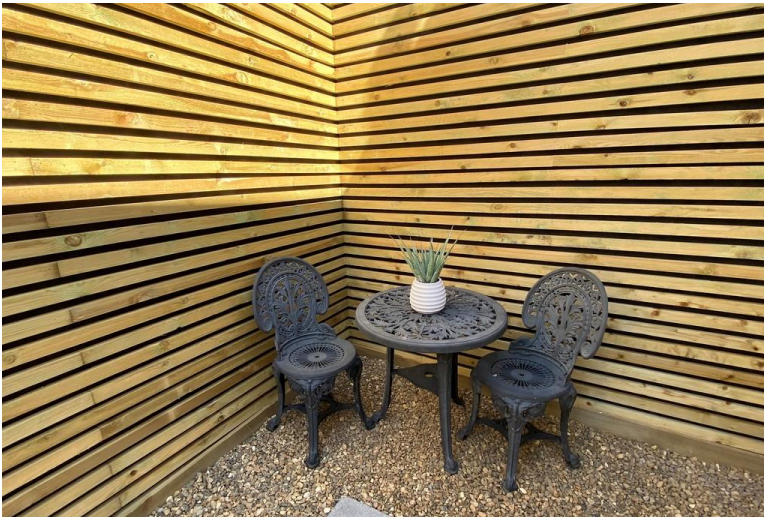
Margate, CT9 1QW

- End of terrace
- Versatile accommodation
- Arranged over three floors
- Re-wired, re-plumbed and new windows fitted
- Off-street parking

£275,000

EPC Rating '64'





Property Description

We are pleased to introduce this beautifully presented and recently renovated three-bedroom end of terrace property in Cliftonville, renovations include re-wired, re-plumbed and new windows fitted. The property is set back on Dane Hill Row a short distance from Northdown Road and the Old Town with an array of cafes, restaurants, galleries and bars. The property has been extensively renovated and offers flexible accommodation to include: a useful entrance porch with access into the courtyard garden. There are three bedrooms, a stunning bathroom with a free-standing bath and a walk-in double shower. On the lower ground floor there is an open plan kitchen/lounge with a contemporary gloss kitchen with appliances. The bonus with this property is the off-street parking for two cars to the front. If you are looking for a turnkey property, then this should be at the top of your list.

PORCH

Composite double glazed door to the front, double glazed door to the rear, spotlights, glazed door into



HALL

Stairs to the first and lower ground floor, carpet flooring, spotlights.

BEDROOM/RECEPTION ROOM

10' 7" x 12' 5" (3.23m x 3.78m) Double glazed window, radiator, carpet flooring.

BATHROOM

Contemporary suite comprising a freestanding bath with chrome mixer taps and shower attachment, wall mounted vanity with an inset ceramic sink and drawers under, built in cupboard housing the boiler, double glazed window, walk in double shower cubicle, tiled walls and flooring, chrome heated towel rail.



LOWER GROUND FLOOR

KITCHEN/LOUNGE

Measurements exclude the fitted kitchen units. A contemporary gloss fitted kitchen with integrated appliances, stone effect worktops, chrome sink with mixer tap, herringbone vinyl flooring, under stairs cupboard with shelving, inset spotlights, cupboard housing the electric meter and consumer unit, radiator.

FIRST FLOOR LANDING

Loft access, double glazed window, carpet flooring.



BEDROOM

10' 6" x 12' 7" (3.2m x 3.84m) Double glazed window, radiator, carpet flooring.

BEDROOM

7' 3" x 11' 2" (2.21m x 3.4m) Double glazed window, radiator, carpet flooring.

COURTYARD GARDEN

Fence boundary wall, paved patio.

FRONT GARDEN/DRIVE

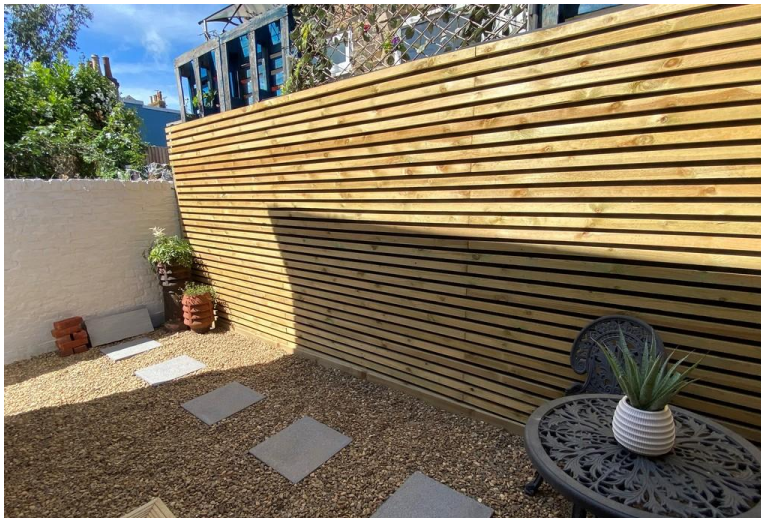
Crazy paved driveway, parking for two vehicles.



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.

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

AGENTS NOTES

Council Tax Band B

Freehold

EPC

Flood Risk

Rivers & Seas No Risk

Surface Water Very Low

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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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 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

