Thomas Jackson
ESTATE AGENTS

86 Victoria Avenue

Margate, CT9 2UD

- FOUR BEDROOMS

- LAWNED GARDEN WITH DECKING

- LOG BURNER

- BAY SEATING WITH SASH

£350,000

EPC Rating '58'

Property Description

PORCH
Entrance porch with single glazed windows and space for storage.

HALLWAY
Stairs to the first floor, radiator.

CELLAR
Meters and storage.

LIVING ROOM
13' 05" x 12' 03" (4.09m x 3.73m) Large living room featuring log burner with shelving in chimney recess, exposed wooden flooring with bay windows overlooking the front garden. Folding doors open into the dining room allowing for open plan living.

DINING ROOM
9' 09" x 10' 10" (2.97m x 3.3m) Dining room with exposed wooden flooring shelving in the chimney recess, double glazed window and folding doors leading to the living

room providing lots of light throughout.

STAIRS DOWN TO

Stairs leading to lower hallway with storage cupboard.

KITCHEN/BREAKFAST ROOM

20' 10" x 10' 08" (6.35m x 3.25m) Spacious kitchen consisting of sash bay windows with cosy seating, built in storage, space for washing machine and fridge/freezer. Also featuring tiled slash backs, wooden worktops with mixer tap, gas hob and oven and wall mounted boiler. French doors leading to garden.

GARDEN

French patio doors from kitchen leading to decked seating area, storage space down the side with veranda and lawned garden featuring exposed stoned wall.

STAIRS UP TO

Carpeted stairs leading to first floor spacious landing.

WC

Separate low level wc with exposed wooden flooring and privacy window.

BATHROOM

Tiled walls, vinyl flooring, L- shaped bath with shower, vanity sink with storage, double glazed window, radiator and loft access.

BEDROOM ONE

15' 11" x 12' 11" (4.85m x 3.94m) Coved ceiling with picture rail, tiled Victorian fireplace with additional shelving into the chimney recess. Door leading to a balcony overlooking front of the house.

BEDROOM TWO

11' 00" x 9' 08" (3.35m x 2.95m) Double glazed window, radiator and fitted storage cupboard.

BEDROOM THREE

8' 03" x 9' 02" (2.51m x 2.79m) Consisting of coved ceiling with double glazed window and radiators. Views overlooking the back garden.
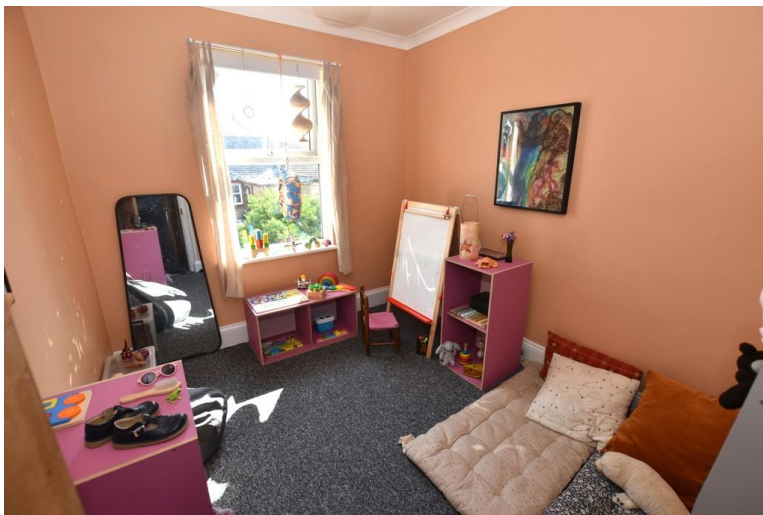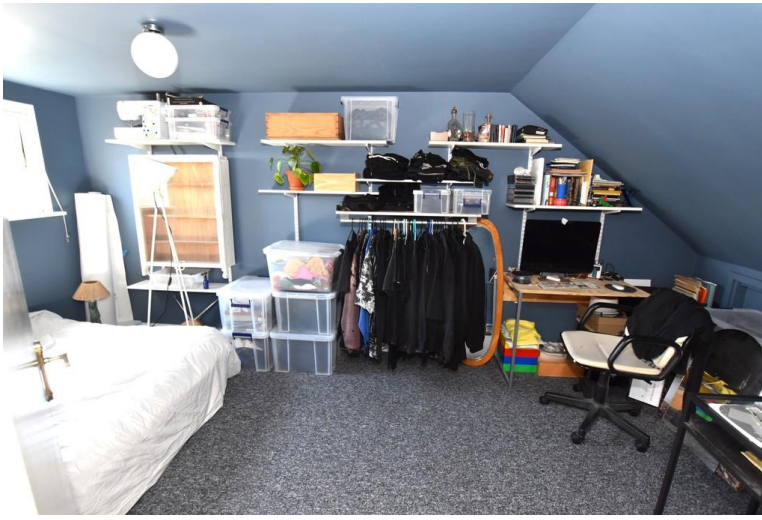
STAIRS UP TO

Spacious landing with window and storage into the eves.

BEDROOM FOUR

8' 08" x 16' 08" (2.64m x 5.08m) Top floor bedroom with storage in the eves.

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. 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.

Floor Area: 1,313 ft2/ 122 m2
Conservation Area: No
Flood Risk: Very Low
The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order

COUNCIL TAX
Council Tax Band B
Council Tax Cost (£PA) £ 1,735.47
Thanet District Council

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.

Energy Efficiency Rating