

Thomas  
jackson  
ESTATE AGENTS



## 112 Millmead Road, Margate, CT9 3QS

£325,000

CHAIN FREE. A spacious two-bedroom detached bungalow situated within easy reach of Cliftonville and close to the borders of Kingsgate and Broadstairs. The comfortably proportioned accommodation is arranged to provide an entrance porch, entrance hall, sitting/dining room with doors leading to a conservatory, a modern grey gloss fitted kitchen with appliances, two double bedrooms and a modern shower room. The attractive south facing rear garden is ideal for keen gardeners and benefits from a raised decked patio. A driveway to the front of the property provides off street parking and access to the single garage/workshop, there is a small lawned area to the front.

- Detached Bungalow
- Two double bedrooms
- Modern grey gloss fitted kitchen with appliances
- Chain free
- Potential to extend subject to planning consent
- Garage, drive
-





## Property Description

### **PORCH**

Double glazed door, electric meter, tiled flooring.

### **HALL**

Single glazed door, cupboard housing the consumer unit, built in cupboard providing storage, loft access, radiator.

### **LOUNGE/DINER**

11' 4" x 20' 11" (3.45m x 6.38m) Double glazed stained glass and leaded window, double glazed patio door, brick fire fireplace with electric fire and shelving, radiator.

### **CONSERVATORY**

11' 11" x 9' 10" (3.63m x 3m) Brick and double-glazed construction, tiled flooring, French doors to the rear garden.

### **KITCHEN**

9' 10" x 10' 9" (3m x 3.3m) Measurements to include the fitted kitchen units comprising matching base and eye level grey gloss units and drawers, granite effect worktops, breakfast bar, tiled splashback, inset stainless steel sink with mixer tap, built in double oven/grill, stainless steel extractor, four gas burner hob, integrated fridge/freezer and washing machine, double glazed window and door, tiled flooring.

### **BEDROOM ONE**

12' 4" x 7' 1" (3.76m x 2.16m) Measurements exclude the fitted bedroom units.

Double glazed bow window to the front, radiator, extensive fitted bedroom wardrobes and bedside cabinets.

### **BEDROOM TWO**

9' 6" x 10' 5" (2.9m x 3.18m) Measurements include fitted units. Double glazed bow window to front, fitted wardrobes and cupboards, radiator.

### **SHOWER ROOM**







Modern white suite comprising a walk-in quadrant shower, vanity unit with inset ceramic sink and mixer tap, chrome heated towel ladder, tiled walls, vinyl flooring, double glazed frosted window.

**FRONT GARDEN**

Double iron gates leading to the driveway, laid to lawn with flowerbeds and shrubs.

**REAR GARDEN**

South facing, mainly laid to lawn with flower beds, bushes and shrubs. Raised decked patio area, timber shed, outside tap.

**GARAGE**

Power and light. door to the front.

**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.

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**

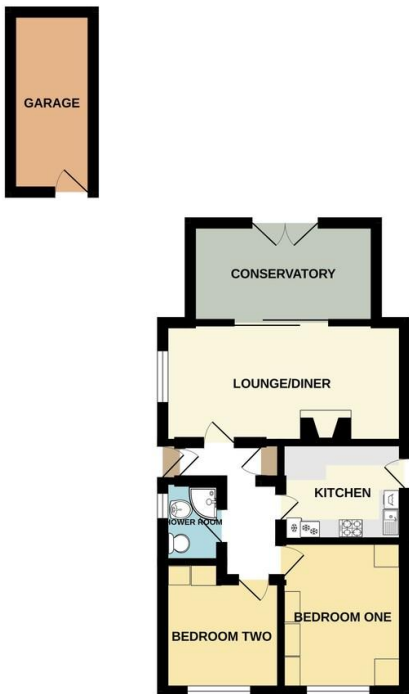
Freehold

Council Tax Band - C

EPC Band - D



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

rightmove

Zoopla

UK ALA  
DPS

The Property Ombudsman

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

Thomas  
jackson  
ESTATE AGENTS

