



- Immaculate property
- Three bedrooms
- Shower room with underfloor heating
- Double glazed
- Stunning kitchen/breakfast room
- Gardens to front and rear
- Downstairs W.C.

Biddenden Close, Margate, CT9 3RD

£250,000

Immaculate three-bedroom mid terrace house ideal for FIRST TIME BUYERS and INVESTORS. The property has been lovingly maintained by the current owner for over 20 years. The property offers generous proportions comprising a bright and airy entrance hallway, L-shape lounge leading into the impressive white gloss fitted kitchen/breakfast room. There is a ground floor W.C. and a double-glazed door leading to the low maintenance paved garden. Upstairs there are three bedrooms, two doubles and one single and a modern shower room with underfloor heating. The property is double glazed throughout and has gas central heating. This house does not disappoint, step inside and appreciate the size and quality on offer.



Property Description

HALL

Double glazed door, stairs to the first floor, radiator, glazed door into

LOUNGE

15' 6" x 14' 7" (4.72m x 4.44m) LShape Room, 14.7" narrows to 10'3"

Large double glazed window to the front, radiator, wood effect laminate flooring, glazed door into

KITCHEN/BREAKFAST ROOM

14' 7" x 10' 1" (4.44m x 3.07m) Measurements include the matching white gloss fitted units, stainless steel sink with mixer tap, built in gas oven, gas hob, extractor, granite effect worktops and splashback, space and plumbing for a washing machine, integrated fridge/freezer, granite effect tiled flooring, radiator, large under stairs cupboard, door to the W.C., double glazed window and door.

W.C.

Double glazed window, low level W.C. vanity unit with an inset basin and tap, radiator, tiled walls and flooring.

FIRST FLOOR LANDING

Loft access, we understand there is a ladder, spacious cupboard with a radiator and shelving.

BEDROOM ONE

12' 10" x 10' 6" (3.91m x 3.2m) Double glazed window, built in double wardrobe with hanging space, radiator.

BEDROOM TWO

11' 4" x 10' 5" (3.45m x 3.18m) 10'5" narrows to 7'7"

Double glazed window, built in double wardrobe, radiator.

BEDROOM THREE

9' 10" x 6' 10" (3m x 2.08m) Double glazed window, built in





wardrobe, radiator.

SHOWER ROOM

White suite comprising a walk-in shower, mains shower, vanity with inset basin and tap, low level W.C. double glazed window, tiled walls and flooring, under floor heating, chrome heated towel rail.

FRONT GARDEN

Hedge boundary, timber gate, paved front garden.

REAR GARDEN

Low maintenance paved garden pedestrian rear access, timber shed, outside tap and light.



MEASUREMENTS

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Flood Area:

Rivers & Seas - No Risk

Flood Risk: Low Risk

Local Authority = Kent

Conservation Area: No

AGENTS NOTES

Freehold

Council Tax Band B

EPC Band

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



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