



Thomas
jackson
ESTATE AGENTS



4 HAZELDELL COTTAGES, THANET ROAD,
MARGATE, CT9 1UD

£210,000





Property Details:

Perfect for First Time Buyers and Investors Tucked away in a central location is this two-bedroom cottage located off Thanet Road in Margate. Upon entering the property is an open plan kitchen/lounge ideal for socialising, upstairs offers two bedrooms with the main featuring built in storage and a family bathroom. The property has double glazing, electric heating and is chain free.



Hallway

KITCHEN/LOUNGE 15' 00" x 19' 06" (4.57m x 5.94m)

Open plan kitchen/ lounge with space for fridge/ freezer, space for washing machine and electric oven and hob. Double glazed windows and electric radiators.

LANDING Carpeted with loft access.

BEDROOM ONE 15' 00" x 9' 08" (4.57m x 2.95m)

Double bedroom with built in storage cupboards, double glazed windows and electric radiator.



BEDROOM TWO 9' 05" x 8' 02" (2.87m x 2.49m) Ideal guest room or office with double glazed window and electric radiator.

BATHROOM Family bathroom with a shower over the bath, wash basin and wc.



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.

Agent Notes

Freehold

Council Tax Band B £1,657.88

EPC Band E

Flood Risk

River and Seas - No Risk

Surface Water - Low

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		