



- Perfect family home
- Three bedrooms
- Lounge/diner
- Kitchen
- Gardens to front and rear
- Off street parking
- Downstairs W.C.
- Close to the QEQM Hospital

### 65 Connaught Road, Margate, CT9 5TN

'Guide Price' £270,000

Well-presented three-bedroom semi-detached family home located in Connaught Road in Margate close to the QEQM Hospital and less than a 1/4 of a mile to the centre of Margate and the seafront. On the ground floor there is a W.C. kitchen, utility room, and lounge/diner overlooking the rear garden. Upstairs there are three good size bedrooms and a bathroom. The property is double glazed throughout, has gas central heating, off street parking for one vehicle and attractive gardens to the front and rear. We recommend an internal viewing to appreciate the accommodation on offer.



## Property Description

### DESCRIPTION

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### ENTRANCE HALL

Double glazed door, cupboard housing meters, under stairs cupboard providing storage, stairs to the first floor.

### CLOAKROOM

Double glazed window, low level W.C., tiled walls, wall mounted hand basin, vinyl tiled effect flooring.

### KITCHEN

10' 7" x 8' 9" (3.23m x 2.67m) Measurements include the fitted kitchen units, marble effect worktops, ceramic sink with mixer tap, space for a range cooker, chimney extractor, plumbing and space for a washing machine, space for a fridge/freezer, textured ceiling, double glazed window, laminate flooring.

### LOUNGE/DINER

15' 10" x 10' 11" (4.83m x 3.33m) Double glazed window and French doors, under stairs cupboard, radiator, carpet flooring.

### STAIRS/LANDING

Double glazed window, loft access (we understand the loft is part board and insulated, there is a ladder and light).

### BEDROOM ONE

12' 3" x 11' 0" (3.73m x 3.35m) Measurements include the fitted



wardrobes. Double glazed windows, radiator, carpet flooring.

#### **BEDROOM TWO**

9' 0" x 10' 7" (2.74m x 3.23m) Double glazed window, radiator, carpet flooring.

#### **BEDROOM THREE**

11' 1" x 6' 3" (3.38m x 1.91m) Double glazed window, one tongue and groove panelled wall, radiator, carpet flooring.

#### **FRONT GARDEN**

Mature front garden, iron gates, concrete drive with off street parking for one car, iron gate providing secure side access, outside tap.

#### **REAR GARDEN**

Established rear garden with an abundance of shrubs and bedding plants, large, decked area, garage, vegetable patch, secure side access via the iron gate.

#### **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 firms employment has the authority to make or give any representation or warranty in respect of the property

#### **AGENTS NOTES**

Freehold

Council Tax Band

EPC Band

Flood Risk

Rivers & Seas      No Risk

Surface Water      Very Low

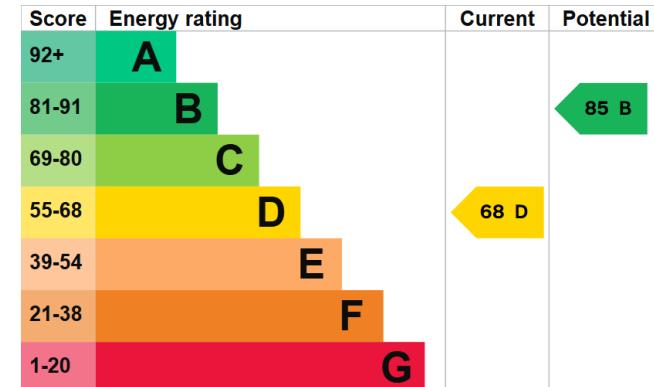
#### **ANTI MONEY LAUNDERING**

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.

## GROUND FLOOR



## 1ST 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 by 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.  
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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 are 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

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