



7 Laureate Close, Margate, CT9 2TJ

£260,000

- Chain Free
- Garage en bloc
- Three bedrooms
- Lounge/diner
- Kitchen
- Conservatory
- Garden

Chain Free. A fabulous opportunity to purchase a three-bedroom mid terrace house with a GARAGE tucked away in a quiet cul-de-sac location off Northdown Park Road. Laureate Close is 0.3 miles to Northdown Road where you will find a Tesco Metro store and an abundance of independent shops, cafes and restaurants. Cliftonville Primary and Northdown Primary are both within walking distance. The property offers a hallway, L Shape lounge/diner, kitchen, conservatory overlooking the rear garden, three bedrooms, two doubles, one single and a shower room. Outside there is a small garden to the front and an enclosed garden to the rear with pedestrian access. Additional features include gas central heating, double glazing, no chain and a garage en bloc. A super property ideal for FTB, home movers or retired clients looking to downsize. Keys held for immediate viewings.



Property Description

DESCRIPTION

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HALL

Double glazed door, radiator, stairs to the first floor, coved ceiling, carpet flooring.

LOUNGE/DINER

13' 7" x 23' 10" (4.14m x 7.26m) 13'7" narrows to 7'7" x 23'10" narrows to 13'9"

Double glazed windows, feature fireplace with a gas fire, serving hatch, 2 radiators, carpet flooring.

KITCHEN

8' 10" x 9' 6" (2.69m x 2.9m) Measurements to include fitted kitchen units, 1 1/2 ceramic sink with mixer tap, tiled splashback, electric oven, hob and extractor, breakfast bar, double glazed window and door, under stairs cupboard housing the meters, pantry, plumbing and space for a washing machine, laminate flooring.

CONSERVATORY

8' 10" x 8' 2" (2.69m x 2.49m) Brick and double-glazed construction, double glazed door, power and light, laminate





flooring.

FIRST FLOOR LANDING

Loft access, storage cupboards, airing cupboard housing the water tank, carpet flooring.

BEDROOM ONE

11' 2" x 10' 3" (3.4m x 3.12m) Double glazed window, radiator, carpet flooring.

BEDROOM TWO

10' 2" x 9' 7" (3.1m x 2.92m) Double glazed window, radiator, built in double wardrobes with sliding doors, carpet flooring.

BEDROOM THREE

7' 3" x 6' 5" (2.21m x 1.96m) Double glazed window, radiator, carpet flooring.

SHOWER ROOM

Double glazed window, tiled walls, quadrant shower with an electric shower, pedestal hand basin, low level W.C., chrome heated towel rail, laminate flooring.

FRONT GARDEN

Laid to lawn.

REAR GARDEN

Enclosed private garden with rear pedestrian access, plasticshed, laid to lawn with side borders, outside tap.

GARAGE EN BLOC

The garage is located at the rear of the property. Up and over door.

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. 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.

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

AGENTS NOTES

Freehold, EPC Band, Council Tax Band

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		← 83 B
69-80	C		
55-68	D	← 66 D	
39-54	E		
21-38	F		
1-20	G		

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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 and 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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