



Thomas
jackson
ESTATE AGENTS



35 MARLBOROUGH ROAD, MARGATE, CT9 5SU

£215,000





DESCRIPTION CHAIN FREE. An opportunity to purchase a two bedroom mid terrace property located in Marlborough Road less than a mile to Margate Train Station, Dreamland and the town centre. The bay fronted property is arranged over two floors with two reception rooms, kitchen, utility area, two double bedrooms and a large bathroom. There is a garden to the rear and storage, gas central heating and double glazing. The property is in need of modernisation, a blank canvas perfect for a first time buyer or investor. Keys held for immediate viewings.

HALLWAY

LOUNGE 11' 11" x 11' 3" (3.63m x 3.43m) Measurements into the bay.



DINING ROOM 12' 1" x 9' 7" (3.68m x 2.92m) Measurement into the recess.

KITCHEN 9' 4" x 7' 10" (2.84m x 2.39m) Measurements include the fitted kitchen units.

UTILITY ROOM

STAIRS/LANDING

BEDROOM ONE 15' 0" x 9' 3" (4.57m x 2.82m)

BEDROOM TWO 12' 1" x 9' 3" (3.68m x 2.82m)

BATHROOM

REAR GARDEN

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 Council Tax Band - B

EPC Band - D

Freehold

Gas, electricity and water are connected.

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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		