



Thomas
jackson
ESTATE AGENTS



62 Invicta Road

Margate, CT9 3SJ

- Three bedrooms
- Sauna
- Workshop
- Modern grey gloss kitchen

'Offers in excess of' £299,995

EPC Rating 'TBC'





Property Description

HALL

Stairs to the first floor, radiator, laminate flooring, under stairs cupboard housing the boiler and gas meter.

LOUNGE

14' 4" x 12' 9" (4.37m x 3.89m) 12'9 into the bay window. Double glazed bay window, feature fireplace with an inset gas fire, radiator, laminate flooring.

KITCHEN

11' 10" x 10' 7" (3.61m x 3.23m) Measurements to include: Matching grey gloss fitted units, composite sink with mixer tap, integrated dishwasher, electric oven and hob, extractor, marble effect worktops, tiled splashback, space for a fridge/freezer, laminate tiled effect flooring, radiator, double glazed door.

UTILITY ROOM

8' 0" x 7' 5" (2.44m x 2.26m) Double glazed door and window, plumbing and space for a washing machine and tumble dryer, built in cupboard, laminate flooring.



STAIRS/LANDING

Double glazed window, loft stairs to the loft room.

BEDROOM ONE

12' 6" x 10' 7" (3.81m x 3.23m) Double glazed window, radiator, laminate flooring.

BEDROOM TWO

10' 7" x 10' 6" (3.23m x 3.2m) Double glazed window, radiator, laminate flooring.

BEDROOM THREE

9' 5" x 7' 5" (2.87m x 2.26m) Double glazed window, radiator, laminate flooring.



BATHROOM

White suite comprising a panelled bath, mixer tap and mains shower, vanity unit with an inset basin and mixer tap, low level W.C. chrome heated towel rail, laminate flooring, double glazed window, tiled walls.

LOFT ROOM/W.C

19' 10" x 17' 0" (6.05m x 5.18m) 19'10" narrows to 14'9" Velux windows, power and light.



En-suite W.C. - vanity unit with an inset basin and mixer tap, low level W.C., chrome heated towel rail, laminate flooring.

FRONT GARDEN

Brick boundary wall, laid to lawn, side pedestrian access.

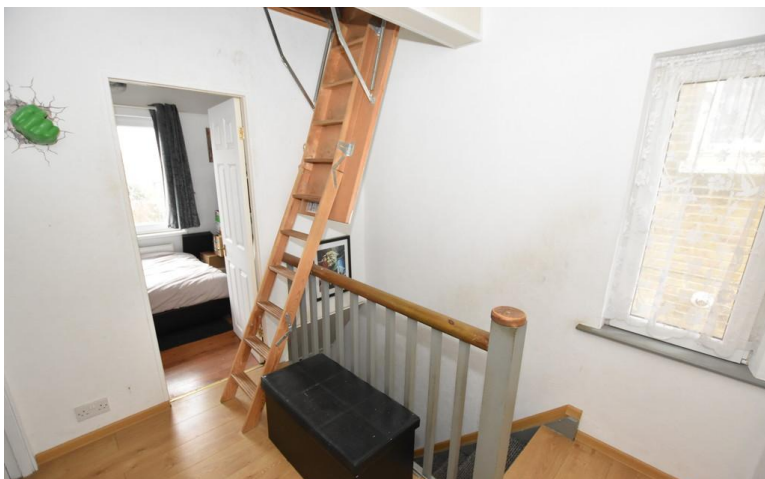
REAR GARDEN

Paved, decked and lawned garden, At the rear of the garden there is a useful workshop with power and light, a sauna and a potting shed. Double gate providing rear access.

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





The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

AGENTS NOTES

Freehold
Council Tax Band C
EPC Band D
No forward chain



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



152 Northdown Road
Cliftonville
Margate
Kent
CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

