



Thomas
jackson
ESTATE AGENTS



6 Magnolia Avenue

Margate, CT9 3DS

- Detached bungalow
- Three double bedrooms
- 16ft x 12 ft lounge
- Kitchen

Guide Price £450,000

EPC Rating 'TBC'





Property Description

DESCRIPTION

Extended three-bedroom detached bungalow situated on the desirable Magnolia Avenue close to the clifftop and local amenities. The bungalow was constructed in the 60s and occupied by the original owner from new. The bungalow is set on a generous plot with ample parking, garage and a south facing garden perfect for keen gardeners. The accommodation comprises a good size entrance hall, 16ft x 12 ft lounge/diner overlooking the rear garden, three double bedrooms, modern shower room with a separate cloakroom and a spacious kitchen leading through to the conservatory. Externally there are attractive gardens to the front and rear, integral garage and ample parking to the front of the bungalow. The property offers some sea views from the front of the bungalow, the large loft could be converted to create a wonderful bedroom with sea views, subject to planning consent. The bungalow is offered with no forward chain.

ENTRANCE HALL

Radiator, coved ceiling, built in cupboard, loft access,



(the loft has a pull down ladder, light, is boarded, insulated and has power).

KITCHEN

10' 1" x 10' 11" (3.07m x 3.33m) Measurements include a range of fitted base and eye level cupboards, complementary worktops, tiled splashback, stainless steel sink with mixer tap, built in tower oven and grill, washing machine, tumble dryer, radiator, gas hob, extractor, freezer, fridge, dishwasher, serving hatch, double glazed window, built in cupboard, tiled flooring, through to

CONSERVATORY

10' 2" x 9' 6" (3.1m x 2.9m) Measurements to include a range of fitted kitchen units, brick and double glazed construction, radiator, tiled flooring.

LOUNGE

16' 11" x 12' 2" (5.16m x 3.71m) Double glazed window and door, 2 x radiators.

BEDROOM ONE

13' 3" x 11' 1" (4.04m x 3.38m) Measurements to include extensive fitted bedroom wardrobes and cabinets, double glazed window, radiator, sea views.

BEDROOM TWO

10' 8" x 9' 1" (3.25m x 2.77m) Measurements to include a fitted double wardrobe with sliding doors, double glazed window, radiator, wall mounted sink with worktop and tiled splashback.

BEDROOM THREE

9' 3" x 8' 3" (2.82m x 2.51m) Measurements to include a fitted double wardrobe with sliding doors, radiator, sea views.

SHOWER ROOM

Double glazed window, fitted aqua panels, walk in shower, wall mounted ceramic hand basin with mixer tap, low level W.C., radiator.

CLOAKROOM

Double glazed window, low level W.C., vanity unit with a ceramic inset sink and mixer tap, part tiled walls, radiator, vinyl flooring.

INTEGRAL GARAGE

Gas and electric meters, power and light, double glazed door, single glazed window, up and over door.

FRONT GARDEN

Brick boundary walls, attractive lawn with flower beds, parking for two cars, pedestrian side access.

REAR GARDEN





Crazy paved patio area, greenhouse, 2 x timber sheds both with power, outside tap, laid to lawn with mature shrubs and bedding plants, pedestrian side access, powered awning - installed in 2022, access into the garage.

AGENTS NOTES

Freehold

EPC Band -

Council Tax Band -D

Water, Gas and Electricity connected to the property

Flood Risk

River and Seas - No Risk

Surface Water - Very Low

Satellite/Fibre Available



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.



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

Energy efficiency chart

GROUND FLOOR



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