



Thomas  
jackson  
ESTATE AGENTS



**16 Alfred Road**

Margate, CT9 2UF

- Super Semi Detached House
- Three Reception Rooms
- Four Bedrooms
- Workshop / Storage / Downstairs Cloakroom
- Viewing Essential
- Lovely Private Garden
- Versatile Layout
- Gas Central Heating & Double Glazing

**£325,000**

EPC Rating '66'







## Property Description

### THE PROPERTY

This spacious and versatile four-bedroom semi-detached property offers a delightful blend of comfortable living and practical features, all arranged over three well-proportioned floors. Situated in a central location, this home provides easy access to local amenities and transport links. Upon entering, you are greeted by a welcoming hallway leading to two distinct reception rooms, offering flexible spaces for living, dining, and entertaining. A bright and airy conservatory extends the living space, providing a tranquil retreat with views of the garden. The fitted kitchen is designed for both functionality and style, catering to the needs of a modern family. A convenient downstairs cloakroom adds to the practicality of the ground floor. Ascending to the first floor, you will find three well-sized bedrooms, offering ample accommodation for family and guests. The layout ensures privacy and comfort for all occupants. The second floor set as a double bedroom with a walk-in wardrobe and rooftop views.

### ENTRANCE HALLWAY

Entrance is via double glazed entrance door into entrance porch, entrance porch has outside tap, power point, wooden panel glazed door with glazed panels opening into hallway.





#### SITTING ROOM

15' 11" x 10' 9" (4.85m x 3.28m) Measurement into bay, picture rail, plaster ceiling rose, double radiator, double glazed bay window to front, built in cupboards to chimney recesses, wrought iron Victorian fireplace, laminate flooring, TV point.

#### DINING ROOM

12' 10" x 9' 8" (3.91m x 2.95m) Feature beam ceiling, double radiator, laminate flooring, brick built fireplace with storage shelves to chimney recesses, French doors to conservatory, brick arch to:-

#### KITCHEN

8' 9" x 7' 3" (2.67m x 2.21m) Measurements include a range of fitted base units, space for freestanding gas cooker, space for undercounter fridge, drawers and cupboards, rolled edge worksurface over inset with a circular stainless steel sink and drainer, mixer tap over, matching up stands, range of wall mounted units over, LED lighting, internal window.

#### CONSERVATORY

14' 1" x 11' 8" (4.29m x 3.56m) Skylight windows, double glaze panels on brick belt base, ceramic tile flooring space and plumbing for washing machine tumble dryer under counter fridge and freezer, work surface, wall cabinets over, ceramic tiled floor, double glazed door to garden.

#### DOWNSTAIRS WC

Low level WC



#### STAIRS TO:-

#### LANDING

Stairs to 1st floor, laminate flooring, picture rail, stairs to 2nd floor and doors to-

#### BEDROOM ONE

12' 10" x 10' 11" (3.91m x 3.33m) Picture rail, double glazed window to front, double radiator, TV point.

#### BEDROOM TWO

12' 10" x 10' 0" (3.91m x 3.05m) Wrought iron fireplace, radiator, double glazed window.

#### BEDROOM

7' 9" x 6' 8" (2.36m x 2.03m) Double glazed window to front, radiator, laminate flooring.

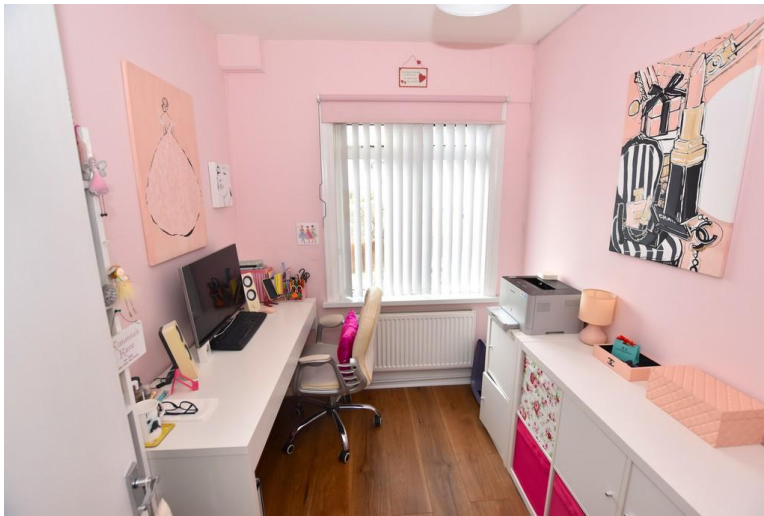
#### BATHROOM

Bathroom suite comprising of a low-level WC corner glazed shower enclosure with an electric shower fitted, vanity wash hand basin with storage under, ceramic tiles, double glazed window, extractor fan, tiled flooring, radiator

#### STAIRS TO

Landing area provides additional storage space and door to-





## BEDROOM

18' 10" x 12' 8" (5.74m x 3.86m) Maximum measurements, eaves style bedroom double glazed window with rooftop views over Draper mail, laminate flooring, built in wardrobe, ceiling inset with LED downlights, door to walk in wardrobe

6'5" X 3'3" LED lighting, laminate flooring

## GARDEN

The rear garden is set as a block paved covered patio, raised planted borders and a faux lawn, a good sized shed, side storage and pedestrian access.

## WORKSHOP

11' 5" x 10' 2" (3.48m x 3.1m) Power and lighting, double glazed window. Plenty of potential uses

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## 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.

## COUNCIL TAX

Local Authority Thanet District Council  
Council Tax Band C  
Council Tax Cost (PA) £2,084.66

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

