



Thomas  
jackson  
ESTATE AGENTS



**1 Windsor Avenue**

Margate, CT9 2NE

- Substantial Terraced House
- Three Double Bedrooms
- Double Glazing & Gas Central Heating
- Two Bathrooms with Underfloor Heating
- Spacious Kitchen Diner Opens onto The Garden
- Lovely Garden and Entertainment Deck
- Chain Free Sale

**Of £435,000**

EPC Rating '61'







## Property Description

### THE PROPERTY

Nestled within a desirable locale, this substantial mid-terrace residence presents an inviting blend of classic charm and contemporary living. Boasting three well-proportioned bedrooms and two modern bathrooms, this property caters effortlessly to the demands of family life. The heart of the home lies in its superb, extended kitchen diner. A generously sized reception room offers ample space for relaxation and features a log burner, while the comforts of gas central heating and double glazing ensure year-round comfort. This home offers a delightful opportunity to acquire a spacious and thoughtfully enhanced property in a sought-after setting. The property is now available chain free and features a delightful garden and deck.

### ENTRANCE HALLWAY

Double glazed entrance door with double glazed panel over, coved ceiling, stairs to 1st floor, radiator, French doors open to sitting room



### **SITTING ROOM**

23' 8" x 12' 5" (7.21m x 3.78m) Reducing to 10'9, six wall light points, double glazed bay window to front, double glazed window to rear, large double radiator, inset solid fuel burner with a granite hearth, TV point.

### **SHOWER ROOM**

Comprising of low-level WC, wall hung wash hand basin with mixer tap, tiled shower enclosure with a main fed thermostatic shower fitment, double glazed window, fan light combination, additional double glazed window, tile flooring, space and plumbing for washing machine, inset Ceiling lighting, underfloor heating.



### **KITCHEN DINER**

Kitchen diner with a combined measurement of 25 foot X 12'8" measurements include a range of fitted base units with integrated dishwasher, fitted electric oven, two integrated fridges plus a freezer, worksurface over is inset with a stainless steel sink and mixer tap ceramic tile splashback, integrated four burner halogen hob, range of coordinating wall units over, stainless steel chimney style filter hood, double glazed window, wall mounted gas boiler, large double glazed window to side, double glazed sliding patio doors open onto the deck and offer lovely views over Margate, large double radiator.



### **STAIRS TO**

Stairs to 1st floor

### **LANDING**

A split level landing with a double glazed Scarlett window, access to loft space, wall light points, doors to

### **BEDROOM ONE**

16' 7" x 13' 3" (5.05m x 4.04m) Measurement to rear of built-in wardrobe, double glazed bay window to front plus additional double glazed window, three radiators, built in storage with hanging rails and overhead storage..

### **BEDROOM TWO**

12' 9" x 11' 1" (3.89m x 3.38m) Double glazed window and double glazed door to balcony area, contemporary vertical radiator.

### **BEDROOM THREE**

10' 1" x 10' 7" (3.07m x 3.23m) Coved ceiling, double glazed window, double radiator, door to built-in storage cupboard.







### **BATHROOM WC**

Door to family bathroom, suite comprising of a panelled bath with mixer taps and a thermostatic controlled shower fitment over, low-level WC, vanity wash basin with two storage drawers under, mixer tap, double glazed window to side, heated towel rail, tiled floor with underfloor heating.

### **REAR GARDEN**

The rear garden is accessed from the kitchen diner and opens onto a large wooden deck with attractive balustrades and handrail, steps down onto a lawn with mature planting borders, timber summer house.





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

## COUNCIL TAX

Local Authority Thanet District Council

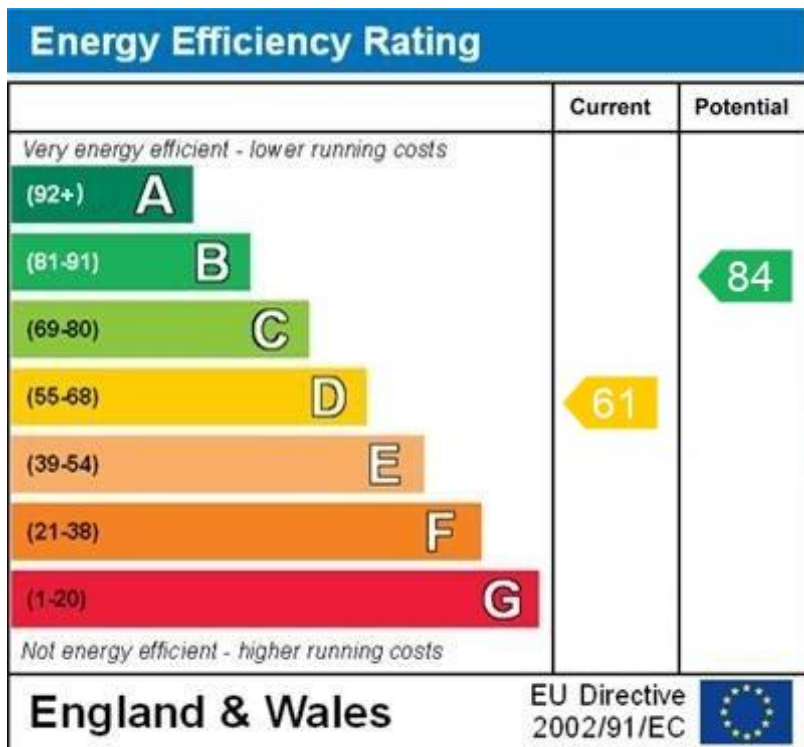
Council Tax Band B

Council Tax Cost (PA) £1,824.09

## 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.





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