



Thomas
jackson
ESTATE AGENTS



22 St. Andrews Close

Margate, CT9 4HA

- Chain free
- Semi detached bungalow
- Cul-de-sac location
- Two double bedrooms
- 18ft Conservatory
- Lovely Gardens
- Gas Central Heating & Double Glazing

Offers In Excess Of £279,995

EPC Rating '61'





Property Description

THE PROPERTY

An immaculately presented semi-detached bungalow set close to an abundance of facilities, not to mention the QEQM hospital. Well maintained gardens to the front and back are mainly laid to lawn, helping to keep gardening to a minimum. The bungalow itself is decorated in light, bright neutral colours throughout and comprising of entrance hallway, sitting room with an open fire and access to the 18ft conservatory, there are two double bedrooms as well as a modern shower room and WC. The kitchen is situated at the rear of the property and also opens into the conservatory. To the rear a low maintenance garden with a lawn and patio. the front garden is set to lawn with a long driveway providing lots of parking and access to the garage. The property boasts gas central heating, double glazing and is now available chain free.



ENTRANCE HALLWAY

Double glazed entry door opening into hallway, access to loft space, coved ceiling, built-in cupboard, doors to:-

RECEPTION ROOM

16' 6" x 10' 6" (5.03m x 3.2m) Coved ceiling, double glazed door leads to conservatory, large window, two radiators, fireplace and open fire, TV point, telephone point.

CONSERVATORY

Set beneath polycarbonate roofing, fitted blinds, double glazed units, double glazed French doors open onto the garden, laminate flooring, radiator, wall light points, power points.



KITCHEN

9' 10" x 8' 8" (3m x 2.64m) Maximum measurements include range of fitted base units with space for fridge freezer, washing machine, electric cooker, worksurface over inset with stainless steel sink with mixer tap, attractive tiling, wall mounted cabinets, window and door open into conservatory.



BEDROOM ONE

13' 5" x 10' 6" (4.09m x 3.2m) Coved ceiling, large double glazed window overlooks front garden, radiator, range of mirror fronted wardrobes.

BEDROOM TWO

9' 7" x 8' 10" (2.92m x 2.69m) Double glazed window overlooks front garden, radiator.

SHOWER ROOM WC

Suite comprising of a double shower enclosure with a glazed screen, fitted thermostatic controlled shower, ceramic tiled splashback with glass mosaic tiled border, contemporary wash hand basin with vanity storage under mixer tap over, close couple WC, double glazed window, attractive tiling to walls and floor, extractor fan, radiator.





REAR GARDEN

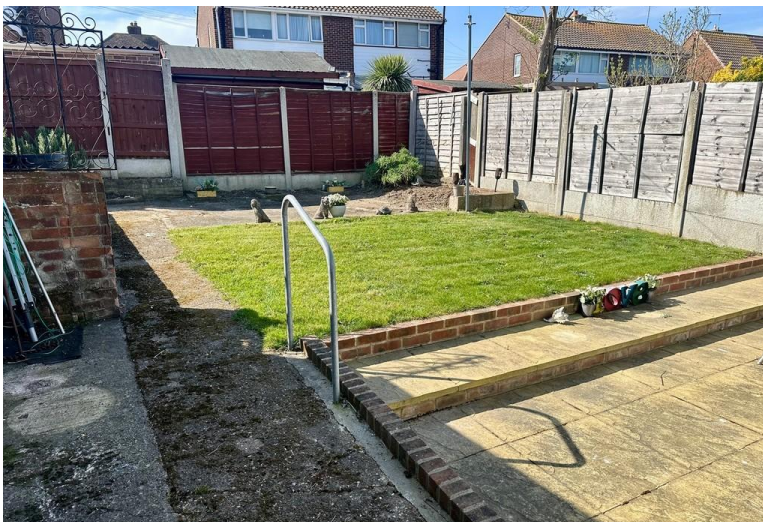
The rear garden is accessed from the conservatory onto a patio, raised lawn with planted borders, additional patio, side pedestrian access, set within fenced perimeters.

GARAGE

15' 11" x 8' 08" (4.85m x 2.64m) Maximum internal measurements, power and lighting, roller garage door.

FRONT GADEN AND PARKING

The front garden is laid to lawn with a mature magnolia tree. There is a long driveway which provides parking for several vehicles and provides access to the garage.





MEASUREMENTS

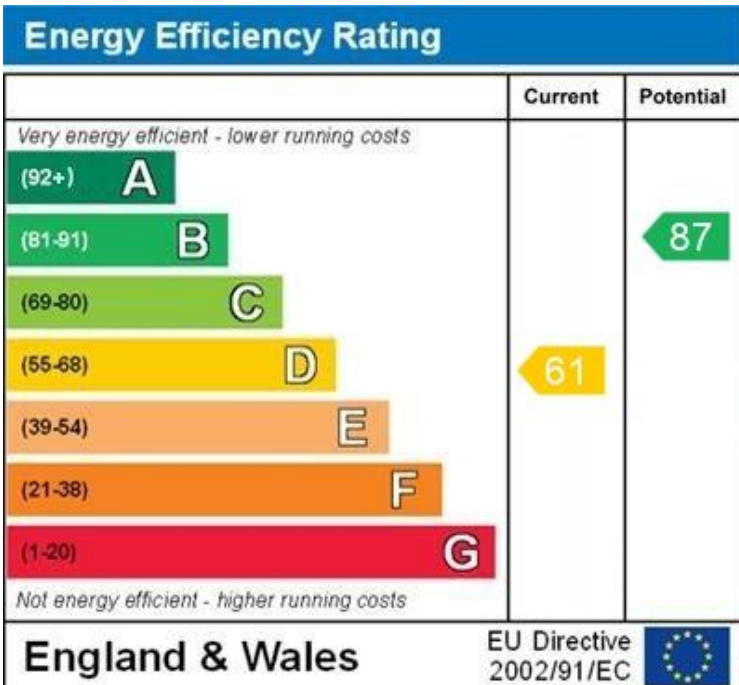
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COUNCIL TAX

Local Authority Thanet District Council
 Council Tax Band C
 Council Tax Cost (PA) £1,983.39

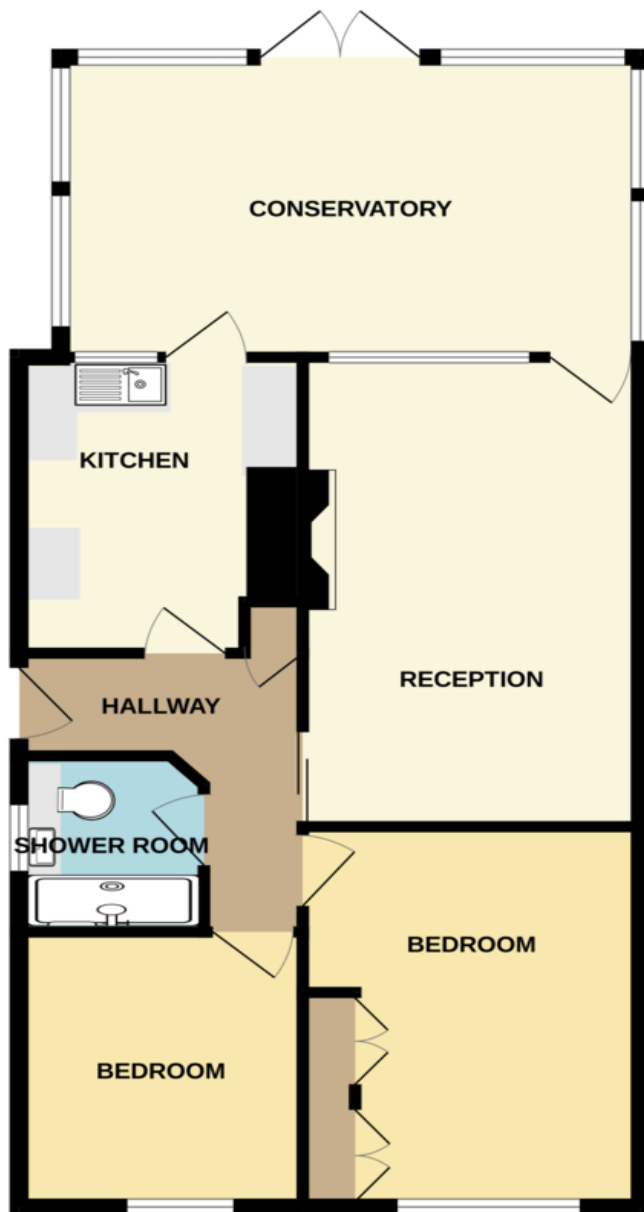
ANTI MONEY LAUNDERING

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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GROUND FLOOR



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