



Thomas  
jackson  
ESTATE AGENTS



12 Sycamore Close

Margate, CT9 4NL

- Viewing Essential
- Two Bedrooms
- Semi Detached Bungalow
- Allocated Parking Plus Parking to The Front
- Chain Free, Gas central Heating, Double Glazing
- Open Plan Reception & Kitchen
- Outskirts Of Town

**£255,000**

EPC Rating '71'







## Property Description

### THE PROPERTY

Nestled on the fringes of vibrant Margate, this recently refurbished two-bedroom semi-detached bungalow presents a fantastic opportunity. Step inside to discover a light and airy open-plan kitchen and reception room, perfect for modern living and entertaining. To the rear, a compact garden offers a low-maintenance outdoor space. Enjoy the comfort and efficiency of gas central heating and double glazing throughout, and benefit from the ease of a chain-free purchase, making your move smoother and quicker. To the rear an allocated parking space plus additional space to the front.

### ENTRANCE HALLWAY

Double glazed entry door with leaded light feature opens into entrance hallway, ceiling inset with downlights, coved ceiling, access to loft space, radiator, oak flooring, doors to:-



#### **BEDROOM ONE**

11' 9" x 9' 2" (3.58m x 2.79m) Coved ceiling, double glazed bow window to front, radiator, oak flooring.

#### **BEDROOM TWO**

11' 9" x 5' 11" (3.58m x 1.8m) Coved ceiling, double glazed window to front, radiator, oak flooring.

#### **BATHROOM**

Suite comprises of low-level WC, pedestal wash basin with mixer tap over, P shaped shower bath with mixer taps and a wall mounted thermostatic controlled fitment, attractive tiling, ceiling with downlights, heated towel rail, extractor fan, polished tile floor.



#### **OPEN PLAN RECEPTION ROOM & KITCHEN**

17' 0" x 15' 2" (5.18m x 4.62m) Measurements include a range of fitted units with an integrated fridge freezer, space for washing machine, drawers and doors base units in high gloss finish, wood block worksurface over and inset with a stainless steel sink and mixer tap and a four burner halogen hob, Metro tiling, wall mounted gas boiler and coordinating wall cupboards, central island offering additional storage with wooden block works surface over, peninsula lighting two double glazed windows, ceiling and set with LED lighting, tilt and turn French doors open to the garden, oak flooring, double radiator.



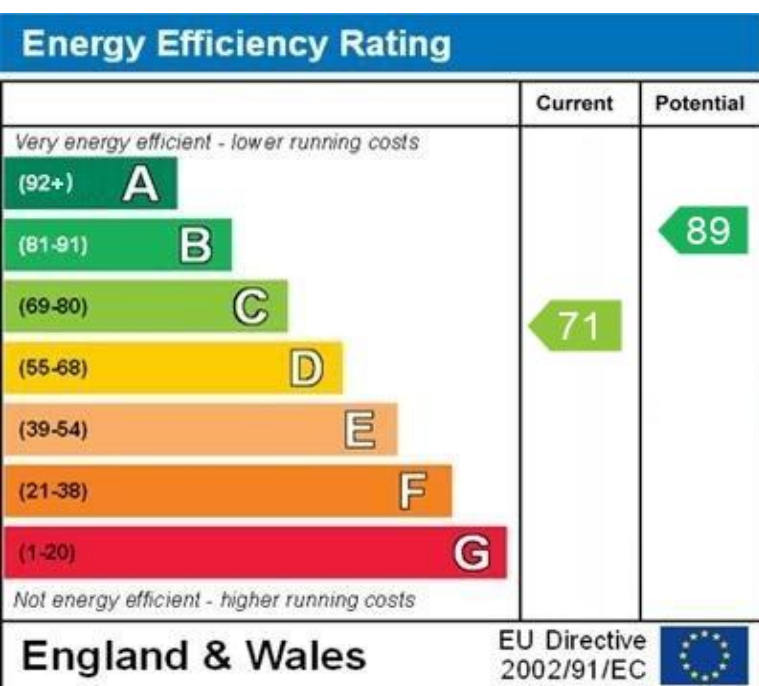
#### **REAR GARDEN**

The rear garden is accessed from the reception room, laid in the main to paving with perimeter beds, outside tap, side pedestrian gateway.

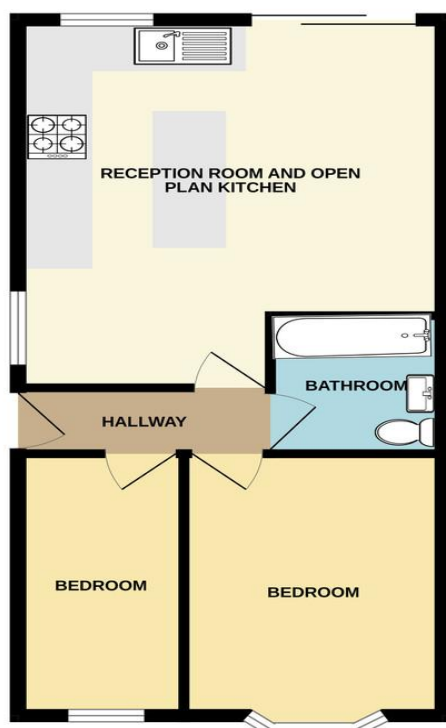
#### **ALLOCATED PARKING**

There is one allocated parking space to the rear plus a parking space to the front.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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