



Thomas
jackson
ESTATE AGENTS



All Saints Avenue

Margate, CT9 5TG

- Two double bedrooms
- Character cottage
- Lounge
- Kitchen
- Bathroom
- Close to the Station and Beach
- Ideal holiday home or FTB

£220,000

EPC Rating 'TBC'





Property Description

DESCRIPTION

Tucked away in Railway Terrace, just off All Saints Avenue in Margate, this charming two-bedroom mid terrace cottage offers a blend of character and convenience. This lovely home presents an ideal opportunity to embrace the Margate lifestyle, with easy access to the beach, local amenities, and excellent transport links. The property benefits from a cosy lounge, kitchen, modern bathroom, two double bedrooms, lean to and gardens to the front and rear. Don't miss your chance to own this perfectly positioned coastal gem!

EPC D. Council Tax Band A

LOUNGE

11' 11" x 10' 10" (3.63m x 3.3m) Measurements into the recess. Double glazed window, radiator, laminate flooring.

LOBBY

Double glazed door, part panelled walls, tiled flooring.



KITCHEN

10' 7" x 10' 7" (3.23m x 3.23m) Room narrows to 7'7". Measurements to include fitted units, stainless steel sink, space for washing machine, cooker and freezer. Cupboard housing a combination boiler (serviced annually), double radiator, part panelled walls, tiled flooring.

BATHROOM

8' 5" x 5' 9" (2.57m x 1.75m) Double glazed window, white suite comprising a panelled bath, low level W.C., pedestal hand basin, radiator, heated towel rail, vinyl tiled effect flooring.

STAIRS/LANDING

Stairs to the first floor

BEDROOM ONE

11' 9" x 10' 10" (3.58m x 3.3m) Double glazed window, radiator, carpet flooring.

BEDROOM TWO

11' 9" x 7' 7" (3.58m x 2.31m) Double glazed window, built in cupboard, radiator, exposed floorboards

FRONT GARDEN

Laid to lawn.

* There is a right of way in front of property between the entrance door and the front garden.

REAR GARDEN

Low maintenance garden, concrete patio area, paved path, small lawn area, metal shed, rear pedestrian access.

LEAN TO

Timber construction.

MEASUREMENTS

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





Approx Gross Internal Area
59 sq m / 631 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

AGENTS NOTES

Directions: On All Saints Avenue there are steps (sign posted Railway Terrace) after the bridge. Walk along the pedestrian foot path to the rear of the properties, at the end of the path, turn left.

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

AGENTS NOTES

Freehold

Connected to electric, water and gas

EPC Band D

Council Tax Band A (Thanet District Council)

Broadband is connected at the property

56 Square Meters



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

