



Thomas
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ESTATE AGENTS



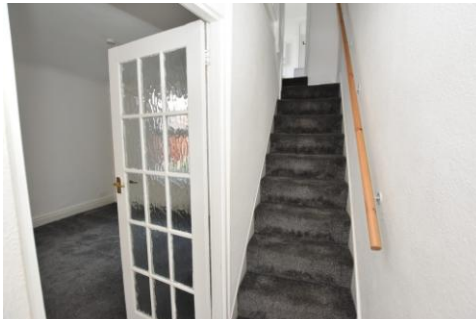
7 GROTTO ROAD, MARGATE, CT9 2BT

£240,000





THE PROPERTY This charming two-bedroom mid-terrace cottage presents a delightful opportunity to embrace coastal living at its finest. Stepping inside, you're greeted by an open-plan reception room and kitchen, a bright and airy space perfect for both relaxing and entertaining. Upstairs, two well-proportioned double bedrooms offer comfortable retreats, complemented by a conveniently located bathroom. Ensuring year-round comfort, the property benefits from central heating and double glazing. Outside, a private courtyard garden provides a tranquil escape. With its blend of character and modern convenience, the property offers an enviable lifestyle in one of Margate's most desirable and trendy areas.



ENTRANCE HALLWAY Double glazed entrance door into hallway, stairs to 1st floor, radiator, wall light point, panel glazed door to open plan reception room.

OPN PLAN RECEPTION ROOM 21' 2" x 10' 10" (6.45m x 3.3m) Coved ceiling, double glazed window to front, brick feature to fireplace and plinth, double glazed window to front and rear, two radiators, panel glaze door to kitchen.



KITCHEN 9' 0" x 6' 4" (2.74m x 1.93m) Measurements include a range of fitted base units, space for washing machine, space for fridge freezer, fitted electric oven, work surface over inset with a stainless steel sink and mixer tap four burner halogen hob, tile splash banks, range of wall units over, double glazed door to outside, double glazed window.

STAIRS TO

LANDING Landing has access to loft space and doors to:-



BEDROOM 14' 2" x 10' 3" (4.32m x 3.12m) Coved ceiling, two double glazed windows to front, double radiator

BEDROOM 10' 3" x 9' 0" (3.12m x 2.74m) Coved ceiling, radiator, wall mounted gas boiler within a storage cupboard.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BATHROOM Bathroom suite comprising of panel bath with mixer tap, shower attachment over glass shower screen, pedestal wash hand basin, low level WC, double glazed window, extractor fan, door to built-in storage cupboard.

REAR GARDEN A neat low maintenance garden laid to faux lawn, offering the perfect outdoor space for summer BBQs.

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 firms employment has the authority to make or