



Thomas
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ESTATE AGENTS



55 Durban Road

Margate, CT9 2SS

- Two double bedrooms
- Two reception rooms
- Fitted kitchen with appliances
- Spacious shower room
- Attractive garden
- Perfect starter home

£230,000

EPC Rating 'TBC'





Property Description

DESCRIPTION

Step into this delightful two-bedroom Victorian terrace, a perfect opportunity for first-time buyers or those looking to climb the property ladder. Located on Durban Road in Margate, this charming home is a blend of classic character and modern convenience. The ground floor boasts two generously sized reception rooms, the heart of the home is the attractive oak fitted kitchen, complete with integrated appliances, making meal preparation a joy. Upstairs, you'll find two double bedrooms, the main bedroom benefits from extensive fitted wardrobes. The accommodation is further enhanced by a spacious modern shower room and a separate WC, adding to the practicality of the layout. Outside, the property truly shines with a pretty rear garden, bursting with an abundance of flowers, bedding plants, and shrubs, creating a tranquil escape. A convenient shed provides extra storage for all your gardening essentials. The location is a key feature of this property, with excellent amenities on its doorstep. It's ideally situated close to Draper's Mill School and the Queen Elizabeth The Queen Mother (QEQM) Hospital,



making it a prime choice for local families and hospital staff. Don't miss your chance to view this gem.

HALL

Double glazed composite door, single glazed door, picture rail, dado rail.

LOUNGE

13' 10" x 11' 10" (4.22m x 3.61m) 13'10" into the bay window.

Double glazed window bay window, picture rail, coved ceiling, feature fireplace with a gas fire, stone surround and hearth.



DINING ROOM

11' 4" x 10' 8" (3.45m x 3.25m) Double glazed window, stairs to the first floor, under stairs cupboard providing ample storage. Built in cupboards with glazed doors, feature fireplace with a gas fire and stone inset and hearth, picture rail.

KITCHEN

Measurements to include fitted kitchen units. Extensive fitted oak kitchen units with granite worktops, tiled splashback, built in ceramic butler sink with mixer tap, integrated fridge/freezer, space for a range cooker, stainless steel extractor cooker, built in microwave/oven, integrated washing machine and dishwasher, inset spotlights, pelmet lights, double glazed window and door, tiled flooring.

STAIRS/LANDING

Loft access,

BEDROOM ONE

11' 4" x 11' 4" (3.45m x 3.45m) Measurements to exclude the fitted wardrobes. Extensive fitted wardrobes with hanging and shelving, matching chest of drawers, two double glazed windows, picture rail.

BEDROOM TWO

11' 4" x 8' 8" (3.45m x 2.64m) Double glazed window, built in cupboard with shelving, picture rail.



SHOWER ROOM

A modern suite comprising a large walk in D shower cubicle with tiled walls, sliding doors and mains shower. Attractive oak fitted cabinets, one housing the water tank, inset white ceramic sink with mixer tap, fitted mirror, chrome heated towel ladder, double glazed window, tiled walls and flooring.

W.C.



Double glazed window, tiled walls and flooring, low level W.C.

REAR GARDEN

Pretty Garden with a space timber shed with power and light. Side borders with an abundance of bedding plants and shrubs, artificial lawn, patio area.

MEASUREMENTS

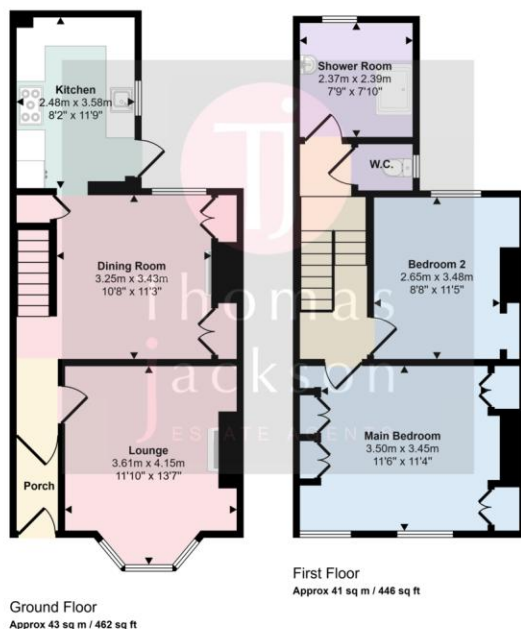
All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

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 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.



Approx Gross Internal Area
84 sq m / 908 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.

AGENT NOTES

Freehold

EPC Band - F

Council Tax Band -B

Water, Gas and Electricity connected to the property

Flood Risk

River and Seas - Very Low

Surface Water - Very Low

Fibre Available



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