



Thomas
jackson
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92 Invicta Road

Margate, CT9 3SG

- Superb Semi-Detached House
- Three Bedrooms
- Sitting Room & Dining Room
- Gas Central Heating & Double Glazing
- Contemporary Shower Room
- Generous Lawned Garden
- Chain Free

Offers In Excess Of £300,000

EPC Rating 'TBC'



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Property Description

THE PROPERTY

This delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience in a popular residential area. The property is in good decorative order throughout, with the benefit of double glazing and gas central heating ensuring a warm and energy-efficient home. The accommodation comprises a welcoming entrance, a spacious living room plus a separate dining room and a fabulous kitchen on the ground floor. Upstairs, you'll find three nicely decorated bedrooms and a modern shower room plus a separate WC. A standout feature is the generously sized rear garden, which includes a handy workshop and an outside toilet, providing fantastic potential for hobbies or outdoor entertaining.

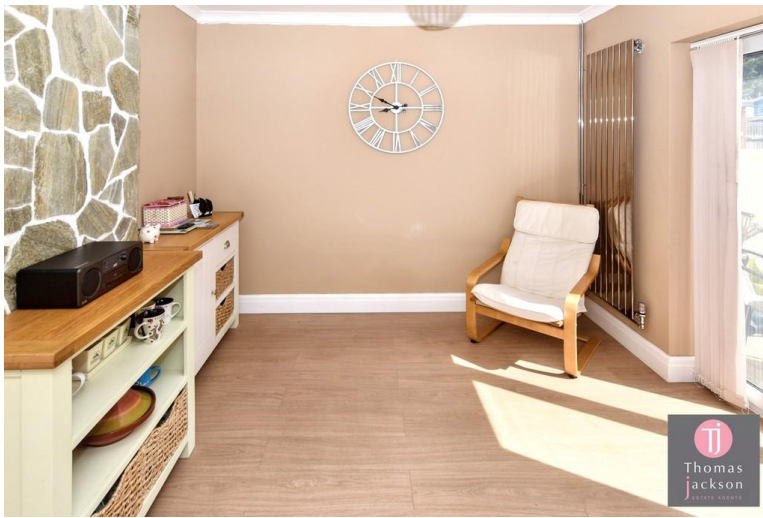
ENTRANCE HALLWAY

Double glazed front door into entrance hallway, coved ceiling, stairs to 1st floor, double glazed window to side, laminate flooring, radiator, door to meter cupboard, doors to:-



SITTING ROOM

14' 8" x 12' 1" (4.47m x 3.68m) Measurement into bay, coved ceiling, double glazed bay window to front, double radiator, wall mounted plasma style electric fire, TV point.



KITCHEN

11' 2" x 7' 7" (3.4m x 2.31m) Maximum measurements to include under stairs utility lobby with space for washing machine and shelved storage, door to a shelved storage cupboard, fitted base units with a fitted electric fan oven, drawers and cupboards, space for fridge freezer, Slim works surface over insect with a 1 1/2 bowl stainless steel sink units with mixer tap over, attractive mosaic tiling, range of coordinating wall units over featuring glazed display cupboards, ceiling is in set with LED lighting, laminate flooring, pantry cupboard with pull out storage, double glazed window, pocket door to:-



DINING ROOM

10' 6" x 9' 10" (3.2m x 3m) Coved ceiling, sliding double glazed doors open onto the garden, contemporary horizontal radiator, laminate flooring, attractive stone feature, door to shelved storage cupboard.

STAIRS TO:-

LANDING

Stairs to 1st floor landing, double glazed window to side, access to loft space, coved ceiling, doors to:-



BEDROOM ONE

12' 7" x 11' 0" (3.84m x 3.35m) Coved ceiling, two double glazed windows to front, radiator.

BEDROOM TWO

12' 5" x 10' 0" (3.78m x 3.05m) Measurement into rear of fitted wardrobe with sliding mirror doors, two double glazed windows overlook the rear garden, coved ceiling, radiator, telephone point



BEDROOM THREE

9' 6" x 7' 2" (2.9m x 2.18m) Maximum measurements to include over stair bulkhead and built in cupboard with a wall mounted Worcester gas boiler for central heating and domestic hot water, double glazed window to front, radiator.

WC

Separate WC comprises of low-level close coupled WC, double glazed window.

SHOWER ROOM

Bathroom comprising a contemporary double shower enclosure fitted with an electric wall mounted shower, attractive tiling, vanity unit with fitted sink with mixer taps over, plenty of storage under, two double glazed windows, heated towel rail, attractive tiling.

REAR GARDEN

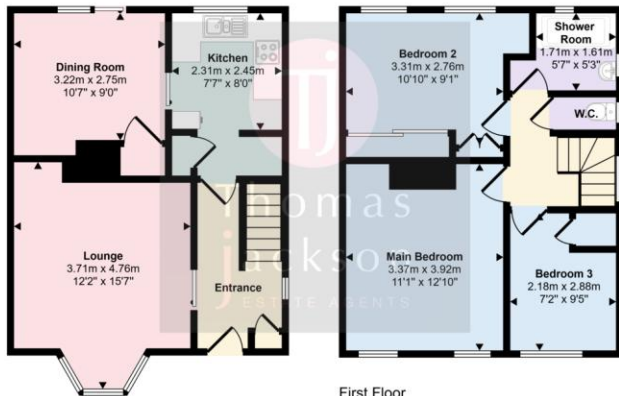
The rear garden is accessed from the dining room and is set in the main to lawn with a crazy paved patio, brick built raised borders, vegetable patch, greenhouse use, very useful storage area plus a WC, low maintenance gravel area, pedestrian access to the side.

MEASUREMENTS

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were



Approx Gross Internal Area
82 sq m / 879 sq ft



Ground Floor
Approx 41 sq m / 443 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.



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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

