



Thomas
jackson
ESTATE AGENTS



11 Alexandra Terrace

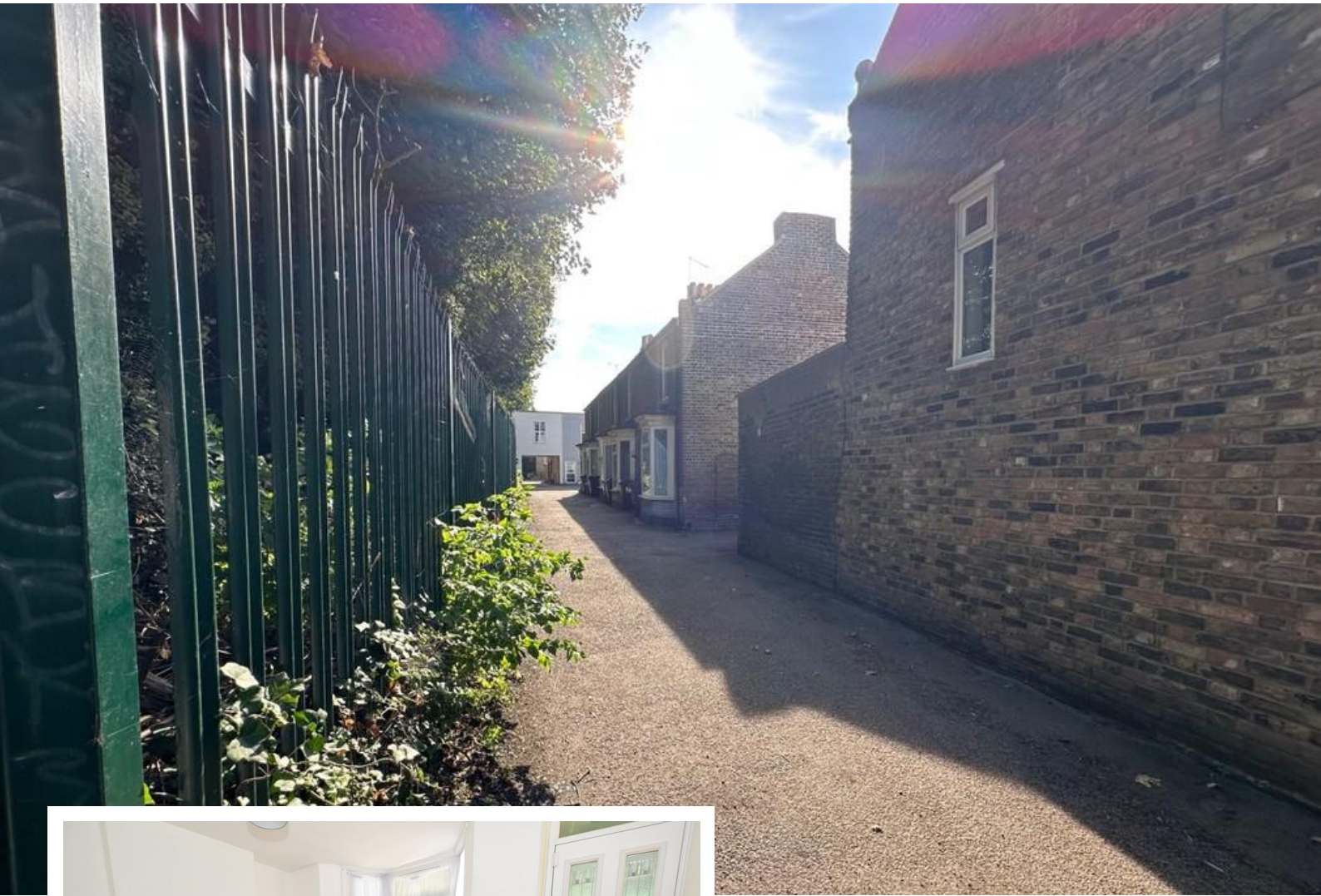
Margate, CT9 5SD

- Pretty Mid Terraced Cottage
- Two Double Bedrooms
- Gas Central Heating & Double Glazing
- Freshly Decorated With New Carpets
- Brand New Fitted Kitchen
- Garage
- Tucked Away Location
- Chain Free / Viewing Essential

£205,000

EPC Rating '70'





Property Description

THE PROPERTY

Tucked away in a quiet and peaceful location, this charming two-bedroom Victorian cottage offers a unique blend of period character and contemporary convenience. The property boasts two generous double bedrooms and a welcoming reception room, all of which have been newly decorated and fitted with new carpets, creating a fresh and inviting atmosphere. The newly fitted kitchen is a standout feature, perfect for modern living. Unusually for a property of this style and location, it also benefits from a garage at the rear. Offered freehold and with no onward chain, this cottage presents a rare opportunity for a seamless and hassle-free move.

RECEPTION ROOM

12' 10" x 11' 7" (3.91m x 3.53m) Double glazed entrance door, double glazed bay window to front, two radiators, exposed floorboards, open plan staircase leads to 1st floor, doorway to:-



KITCHEN BREAKFAST ROOM

12' 11" x 9' 1" (3.94m x 2.77m) Measurements include a modern, recently fitted kitchen with space for electric cooker, space for washing machine, space for fridge freezer. Worksurface over inset with one and a half bowl stainless steel sink units plus mixer tap, acrylic splashback, range of wall mounted cupboards over, wall mounted gas boiler for central heating and domestic hot water, new lino flooring, door to cellar which provides good storage, doorway to:-

LOBBY

Lobby has a double glazed door opening into the garden, ceramic tiled flooring, Door to:-

BATHROOM WC

Bathroom suite comprises a panel bath with mixer tap and shower fitment over, low level WC, vanity wash basin with storage under and a mixer tap over, ceramic tiled splashback, double glazed window to side, radiator, ceramic tiled flooring.

STAIRS TO

FIRST FLOOR LANDING

Stairs to 1st floor landing, doors to:-



BEDROOM

13' 3" x 9' 2" (4.04m x 2.79m) Access to loft space, coved ceiling, radiator, double glazed window to front, TV point, door to shelved storage cupboard.

BEDROOM

13' 1" x 9' 1" (3.99m x 2.77m) Double glazed window to rear, radiator, door to shelved storage cupboard.

COURTYARD

The rear garden is laid to low maintenance gravel with inset paving stones; rear pedestrian gate leads to:-



GARAGE

Garage with up and over door.





MEASUREMENTS

All measurements are for general 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 effort.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of any 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.

COUNCIL TAX

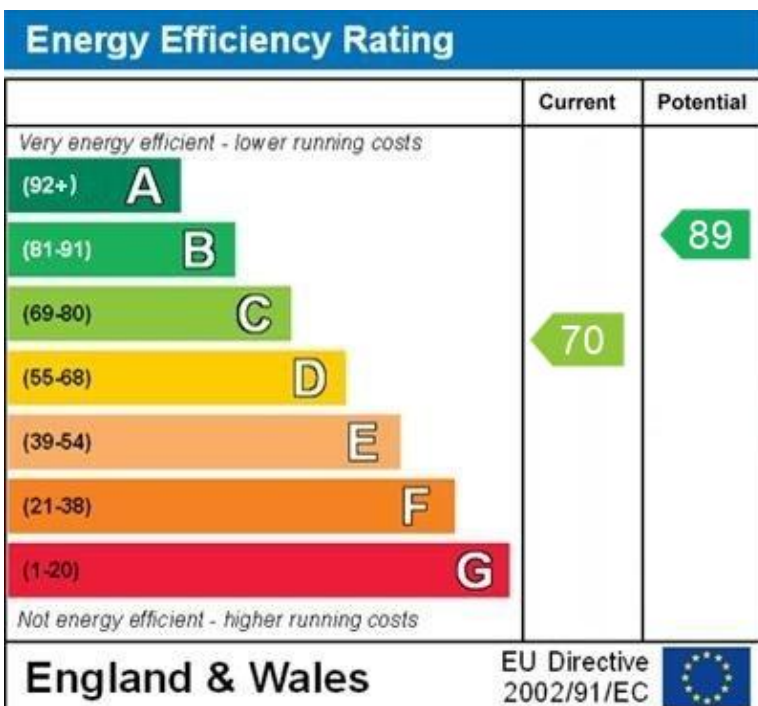
Local Authority Thanet District Council

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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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

