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ESTATE AGENTS



34 Addiscombe Gardens

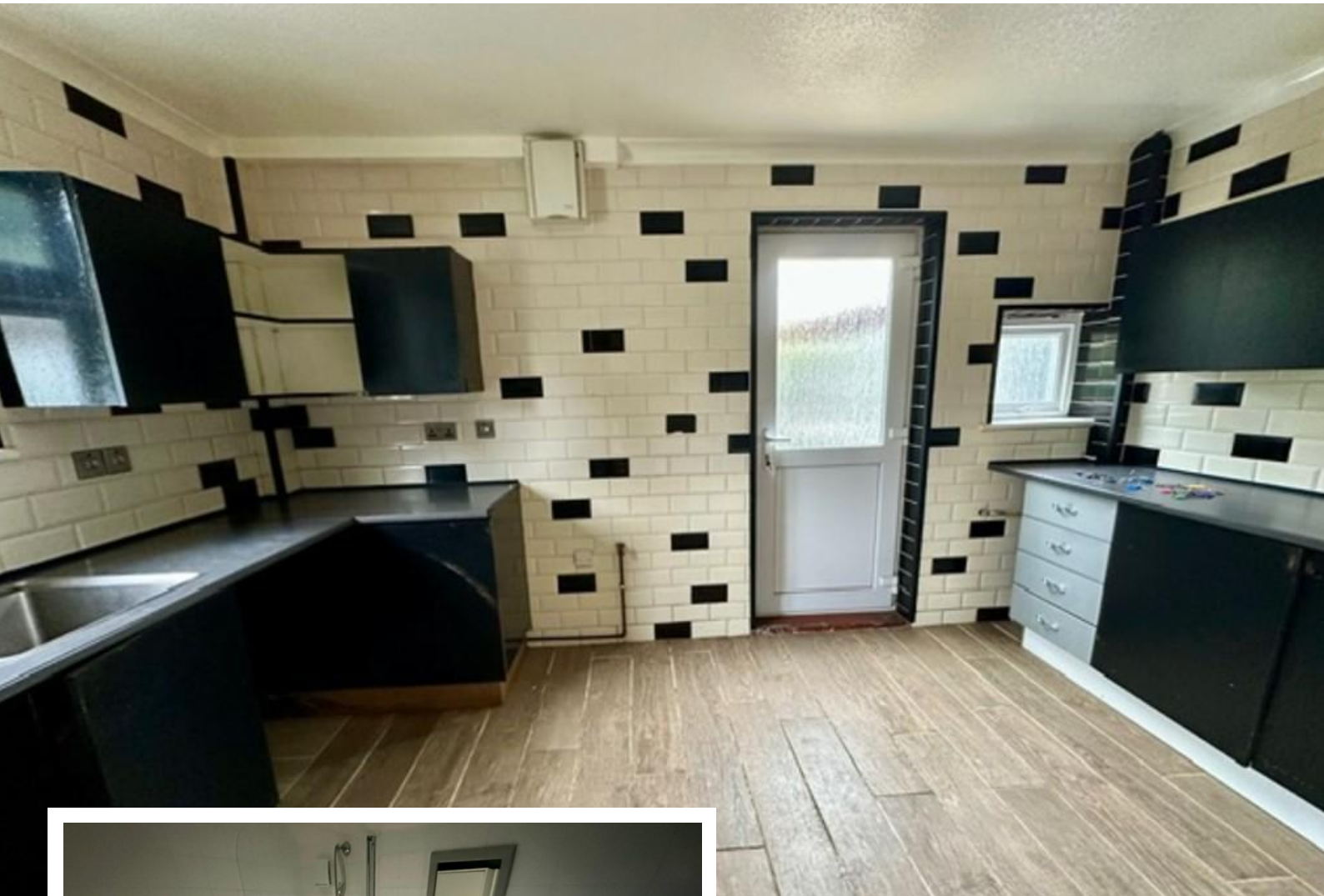
Margate, CT9 2RU

- Spacious Semi-Detached House
- Three Bedrooms
- Gardeners Delight, Large Gardens
- Corner Plot
- Chain Free
- Two reception Rooms
- Gas Central Heating
- Double Glazing

£280,000

EPC Rating '62'





Property Description

THE PROPERTY

Welcome to this charming and spacious ex-authority three-bedroom semi-detached house, perfectly positioned on a generous corner plot. Inside, you'll find two versatile reception rooms, offering ample space for both relaxing and entertaining, and a well-appointed fitted kitchen. Comfort is assured year-round with gas central heating and double glazing. The property boasts attractive gardens to the front and to the rear, providing excellent outdoor space. This wonderful home is available chain free, making for a potentially quick and smooth transaction.

ENTRANCE HALLWAY

Double glazed entrance door into entrance hallway, stairs to 1st floor, door to under stair storage cupboard, double radiator, doors to

SITTING ROOM

13' 8" x 11' 10" (4.17m x 3.61m) Picture rail, double glazed window, double radiator, attractive wooden panelling, TV point, doorway to-



DINING ROOM

11' 9" x 9' 6" (3.58m x 2.9m) Coved ceiling, double glazed window to front, double radiator, aerial point.

KITCHEN DINER

13' 8" x 8' 4" (4.17m x 2.54m) Measurements include a range of fitted base units with space for washing machine, dishwasher, fridge freezer and freestanding gas cooker, tiled splash banks, range of matching wall units over, double glazed window, double radiator, double glazed door to side garden.

STAIRS TO

LANDING

Double glazed window on half landing, door to storage cupboard, doors to-

BEDROOM ONE

13' 11" x 10' 6" (4.24m x 3.2m) Double glazed window to rear, radiator.

BEDROOM TWO

9' 8" x 8' 6" (2.95m x 2.59m) Double glazed window to front, radiator.

BEDROOM THREE

10' 0" x 9' 4" (3.05m x 2.84m) Plus recess into Door well, double glazed window, radiator, door to airing covered which house is a wall mounted gas boiler and a pre-laced hot water cylinder.

FAMILY BATHROOM

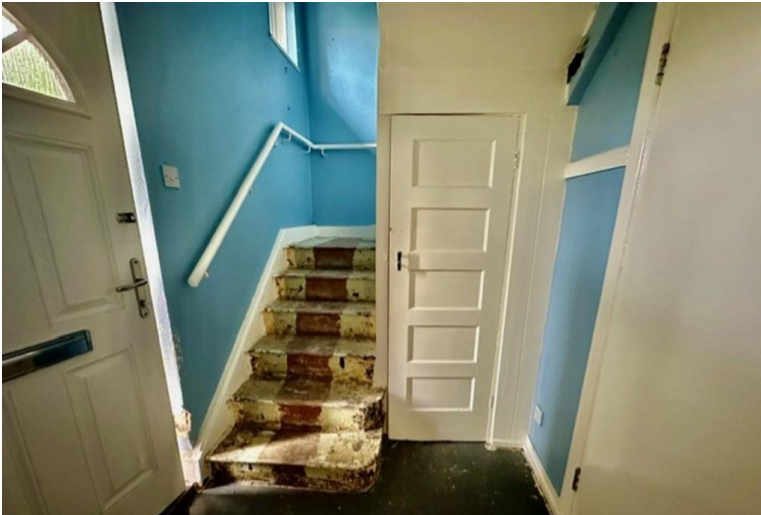
Suite comprising of panel bath with twin grips mixer taps with shower fitment over, pedestal wash basin, low-level WC, tiled and wooden panelled splashback, built-in storage cupboard, radiator, double glazed window, access to loft space.

REAR GARDEN

Garden into a triangle with a timber shed combination of fenced and hedge perimeter, planted borders.

FRONT GARDEN

Front garden larger than average, laid to a combination of planted borders, double gates, low level maintenance areas, privately set within hedged perimeters.





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

COUNCIL TAX

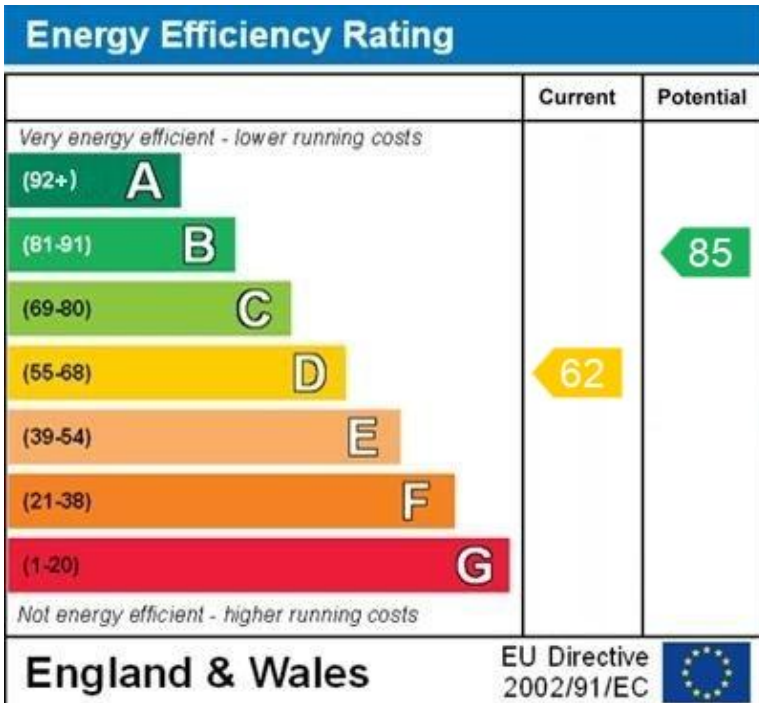
Local Authority Thanet District Council

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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