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ESTATE AGENTS



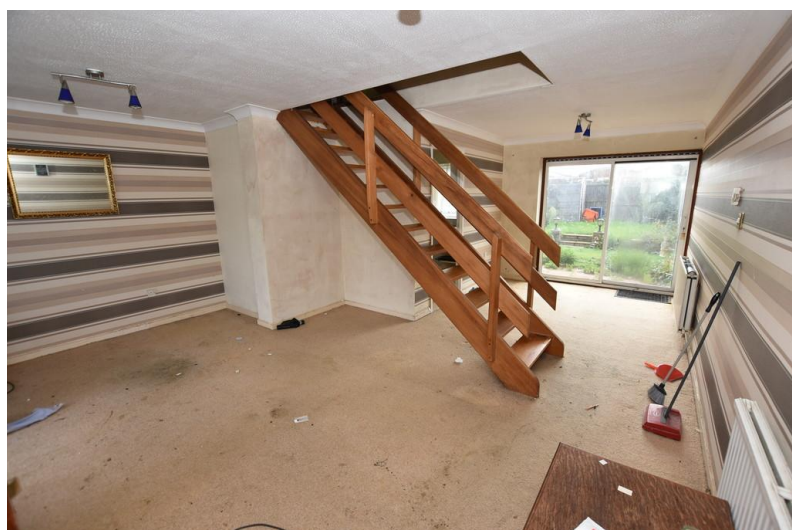
6 Lamberhurst Way

Cliftonville, Margate, CT9 3HH

- Super Modern Estate House
- Popular Palm Bay
- Requiring Update & Modernisation
- Open Plan Reception Room
- Private Lawned Garden
- Two Double Bedrooms
- Chain Free
- Gas Central Heating & Double Glazing

£240,000

EPC Rating 'TBC'





Property Description

THE PROPERTY

A superb opportunity awaits with this modern estate house, ready for a buyer to apply sympathetic redecoration and modernisation to create their perfect home. The property features two double bedrooms and a family bathroom, complemented by a distinctive open-plan staircase flowing through the sitting room and dining room. There is a well-appointed kitchen that is in need of upgrading. Additional benefits include a neat, private garden, gas central heating, double glazing, and a garage in a block. Offered chain free, this home is ideal for those seeking a smooth purchase and a chance to truly make a property their own.

ENTRANCE PORCH

Double glazed front door into entrance porch, double glazed units, ceiling inset with downlights, panel door opens to:-



OPEN PLAN RECEPTION ROOM

22' 6" x 16' 7" (6.86m x 5.05m) Maximum, reducing to 8' 7" broadly an L-shaped room with an open plan staircase through the centre, coved ceiling, two double radiators, TV point, double glazed sliding patio doors to the front, sliding patio door to the garden, doorway to:-

KITCHEN

11' 7" x 7' 8" (3.53m x 2.34m) Measurements include a range of fitted base units with space for undercounter fridge and freezer space for freestanding gas cooker, washing machine and dishwasher, worksurface over inset with stainless steel sink and mixer tap, tiled splashback range of coordinating cupboards over with a chimney style stainless steel filter hood, wall mounted gas boiler for central heating and domestic hot water, double radiator, double glazed window.

STAIRS TO

LANDING

Access to loft space, coved ceiling, doors to airing cupboard housing a pre lagged hot water cylinder, doors to:-

BEDROOM ONE

12' 8" x 10' 1" (3.86m x 3.07m) Coved ceiling, double glazed window to front, radiator, double doors open into walk-in closet with hanging rail and storage shelving.

BATHROOM

Bathroom suite comprising of panel bath with an electric shower over, low-level WC, pedestal wash basin, ceramic tile splashback, double glaze window, radiator.

BEDROOM TWO

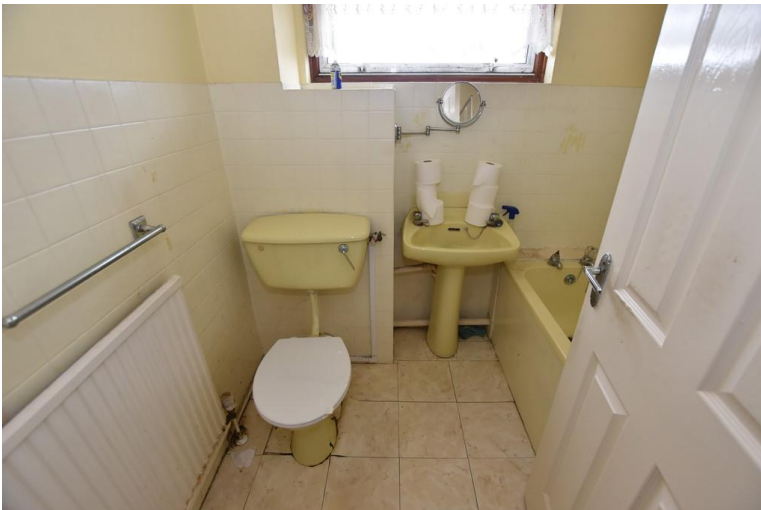
9' 7" x 9' 1" (2.92m x 2.77m) Coved ceiling inset with eyeball downlights, double glazed window, radiator, double wardrobe with hanging rail and storage shelf.

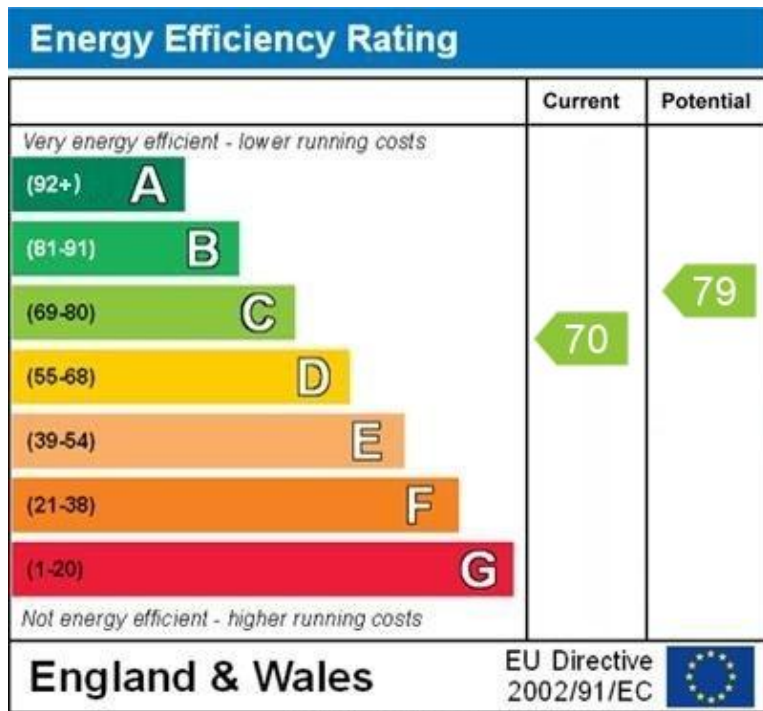
REAR GARDEN

Garden is set over two levels, paved patio, planted borders sent within fenced perimeter and a pedestrian access to the rear.

GARAGE

The garage is set in a block opposite.





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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.

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.

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band C

Council Tax Cost (PA) £2,084.66

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325



152 Northdown Road
Cliftonville
Margate
Kent
CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

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

