



Thomas
jackson
ESTATE AGENTS



126 Byron Avenue

Margate, CT9 1TX

- Pretty Mid Terraced House
- Two Double Bedrooms
- Gas Central Heating & Double Glazing
- Beautiful Courtyard Garden
- Tastefully Decorated
- Well Regarded Location
- Close To Dane Park & Local Facilities
- Open Plan Reception Room, Pretty Kitchen

£250,000

EPC Rating '67'





Property Description

THE PROPERTY

Step into this charming Victorian mid-terrace house, a perfect blend of period elegance and modern convenience. The spacious accommodation includes a bright through lounge/diner, ideal for entertaining, leading into a characterful kitchen. Upstairs, you'll find two comfortable double bedrooms and a well-planned family bathroom. Outside, the property boasts a pretty courtyard garden to the rear for relaxed outdoor living. Further benefits include gas central heating and double glazing, all situated within a popular residential location.

ENTRANCE HALLWAY

Double glazed door opens into hallway, staircase first floor, opening into:-

OPEN PLAN RECEPTION ROOM

24' 8" x 14' 9" (7.52m x 4.5m) Measurements include hallway and open staircase to first floor, opening into reception room, exposed brick feature, ceiling inset with downlights, radiator, double glazed bay window



to front, exposed wooden flooring, double glazed window to rear overlooks the rear garden, step down to:-

KITCHEN

13' 2" x 7' 4" (4.01m x 2.24m) Measurements include fitted base units with an integrated double electric oven, space for washing machine, space for dishwasher or tumble dryer, wooden worksurface over inset with a five burner gas hob, attractive tiled splashback and border, chimney style stainless steel filter hood over, open display shelving, double radiator, two double glazed windows, double glazed door to garden, door to under stairs storage cupboard with wall mounted meters.

STAIRS TO

LANDING

Coved ceiling, access to loft space, exposed flooring, doors to:-

BEDROOM ONE

14' 10" x 10' 3" (4.52m x 3.12m) Double glazed windows to front, double radiator, exposed floorboards.

BEDROOM TWO

10' 8" x 9' 3" (3.25m x 2.82m) Double glazed window, radiator, exposed flooring.

FAMILY BATHROOM

9' 0" x 6' 8" (2.74m x 2.03m) Comprising of panel bath with grips, mixer tap over, wall mounted thermostatically controlled shower fitment over features oversize rainfall shower head, low-level WC, pedestal wash basin, attractive tiling, heated towel rail, double glazed window, tiled flooring. Double doors to built in airing cupboard which also houses wall mounted gas boiler for central heating and domestic hot water.

GARDEN

Access from the kitchen onto an attractive pebbled area, raised sleeper borders with mature planting, an attractive tiled patio with fencing, outside light, larch style strip panel fencing.

COUNCIL TAX

Local Authority Thanet District Council
Council Tax Band B

Council Tax Cost (PA) £1,824.09





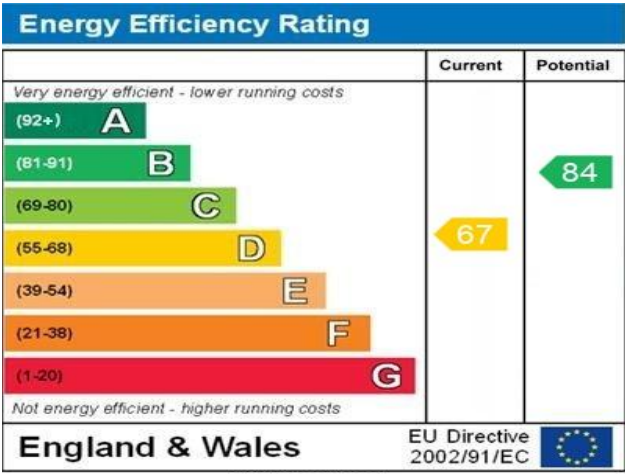
MEASUREMENTS

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 may be 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 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.

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.

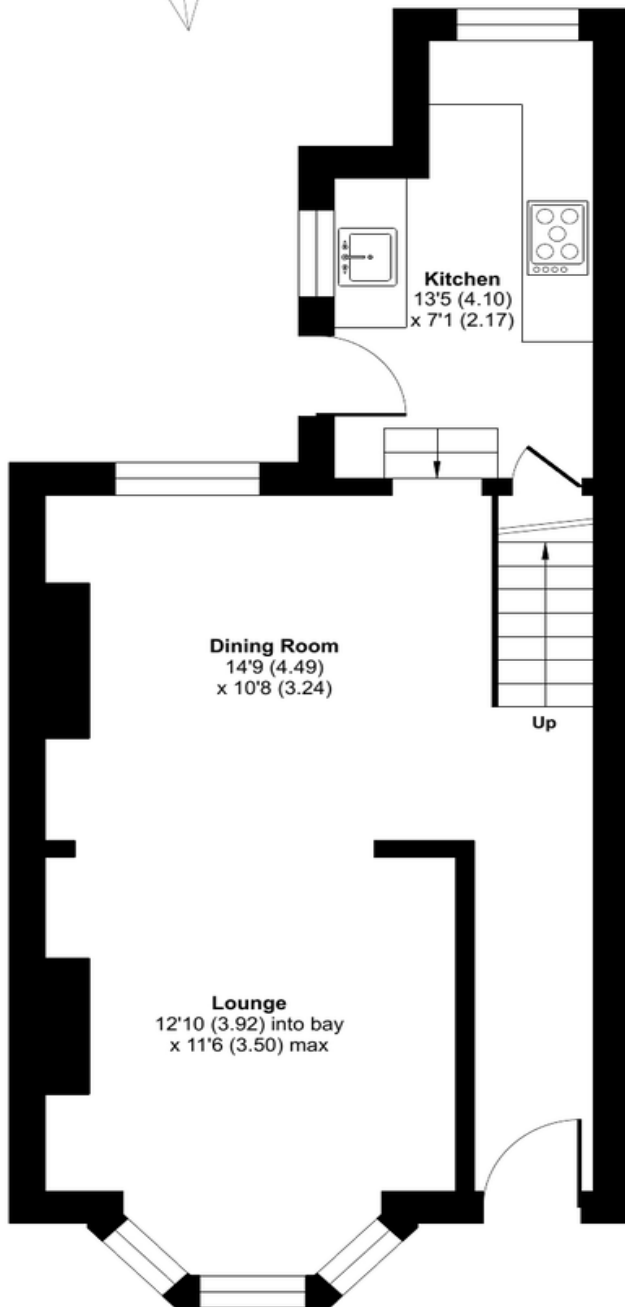




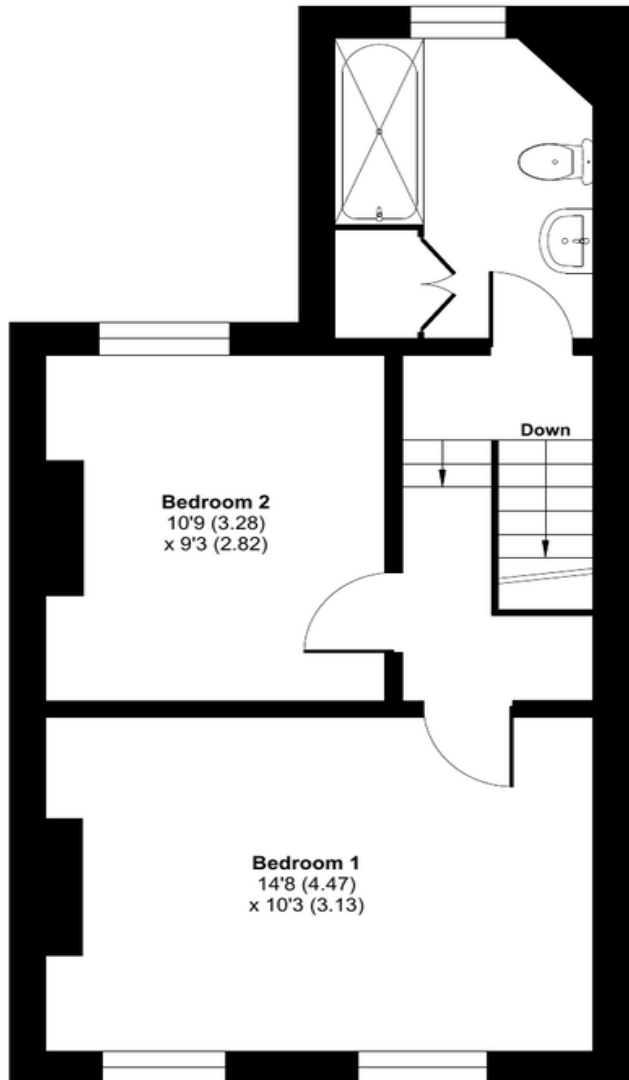
Byron Avenue, Margate, CT9

Approximate Area = 818 sq ft / 75.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Thomas Jackson Estate Agents Ltd. REF: 1361587

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