



Thomas
jackson
ESTATE AGENTS



90 Gordon Road

Westwood, Margate, CT9 4EA

- End Terrace Family Sized Home
- Two Reception Rooms
- Three Bedrooms
- Gardens & Parking
- Gas Central Heating & Double Glazing
- Chain Free
- Central Location

£255,000

EPC Rating '56'





Property Description

THE PROPERTY

Welcome to this charming and well-located three-bedroom end-of-terrace house, offered to the market chain-free for a swift transaction. Ideal for first-time buyers, families, or investors, this property boasts a traditional layout featuring two separate reception rooms- a comfortable sitting room and a dedicated dining room- alongside a functional kitchen. Upstairs, you will find three bedrooms complemented by a separate bathroom and WC. Additional benefits include a gas central heating system, double glazing, and off-street parking for one car. The standout feature is the generous lawned garden to the rear, providing a fantastic outdoor space for relaxation and entertaining. This home is ready for its next owner to move straight in and make it their own.

ENTRANCE HALLWAY

Panel and glazed entrance door with glaze panel to side, opens into hallway, stairs to 1st floor, picture rail, radiator, door to under stairs storage cupboard, doors to:-



SITTING ROOM

13' 1" x 12' 7" (3.99m x 3.84m) Double glazed window to front, double radiator, York stone style fireplace and side returns.

DINING ROOM

12' 11" x 12' 1" (3.94m x 3.68m) Coved ceiling, radiator, open chimney recess.

KITCHEN

8' 4" x 7' 10" (2.54m x 2.39m) Measurements include a range of fitted base units with space for freestanding gas cooker, washing machine, space for fridge freezer, worksurface over inset with sink and single drainer, mixer tap over, tiled splashback, range of fitted wall cabinets over, double glazed window, panel glazed door to the garden.

STAIRS TO:-

LANDING

Access to loft space, picture rail, door to airing cupboard housing the gas boiler, doors to:-

BEDROOM ONE

12' 7" x 11' 2" (3.84m x 3.4m) Picture rail, double glazed window, radiator, door to storage cupboard.

BEDROOM TWO

12' 0" x 11' 0" (3.66m x 3.35m) Double glazed window to rear, radiator, wrought iron fireplace.

BEDROOM THREE

7' 11" x 7' 1" (2.41m x 2.16m) Double glazed window, radiator.

SEPARATE WC

Low level WC, dado rails, double glazed window to rear.

BATHROOM

Comprising of panel bath with an electric shower fitted over, pedestal wash basin, attractive tiling, double glazed window, radiator, extractor fan.

REAR GARDEN

The rear Garden is in the main laid to lawn, central pathway, planted borders, pedestrian access to the side. There is also a timber shed as well as two small brick built stores.

FRONT GARDEN

Laid top lawn, central pathway, off street parking space.





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

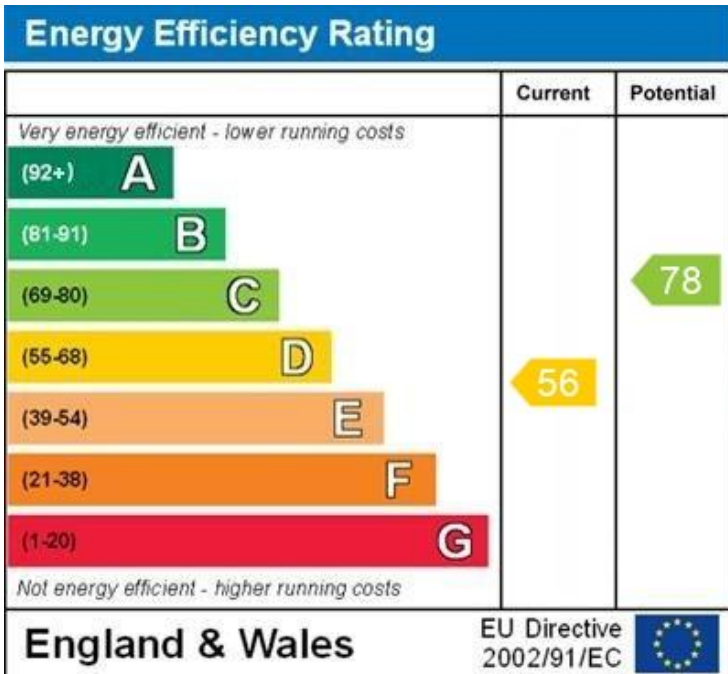
AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band A

Council Tax Cost (PA) £1,563.50



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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

