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0.75% +VAT for selling
£199 +VAT for letting

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



Alexandra Road, Margate



- Terraced House
- Two Double Bedrooms
- Double Glazing
- Gas Fired Central Heating
- Two Receptions
- Cellar Room
- Good Size Rear Garden
- No Forward Chain

£ 147,500

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

NO FORWARD CHAIN! Xpert agents are proud to be offering this two bedroom terraced house, ideally located for main bus routes, Westwood Cross shopping complex and the QEQM Hospital. In brief, the property consists of two reception rooms, located on different levels, two double bedrooms, fitted kitchen, gas fired central heating system, sealed unit double glazing, and a useful cellar room with power and light. Externally, you will find a sizeable and well maintained rear garden offering rear access. This property is offered with no forward chain. Call now to avoid disappointment.

Entrance

Via obscure sealed unit double glazed door to:-

Hallway

Ceiling rose, dado rail, radiator with cover, wood effect laminate flooring, stairs to upper ground floor and lower level accommodation, doors to:-

Lounge 3.86m (12'8") x 3.43m (11'3")

Sealed unit double glazed bay window to front, TV and telephone point, gas fire with wooden surround, feature coving, picture rail, dado rail, wood effect laminate flooring, ceiling rose.



Lower Ground Floor

Dining Room 4.29m (14'1") x 3.43m (11'3")

Sealed unit double glazed window to rear, TV and telephone point, electric fire, dado rail, wood effect laminate flooring, radiator, opening to:-



Kitchen 2.95m (9'8") x 2.87m (9'5")

Range of wall and base units with complimentary work surfaces over, one and a half bowl stainless steel sink unit and drainer, space and plumbing for washing machine, built in electric oven and gas hob with extractor fan over, wall mounted boiler, sealed unit double glazed windows to rear and side, sealed unit double glazed door to side leading to rear garden, vinyl flooring.

Cellar Room 4.72m (15'6") x 3.66m (12'0")

Dry lined, sealed unit double glazed window to front, lighting and carpet.

Upper Level Accommodation

Landing

Dado rail, fitted carpet, stairs to main bedroom. doors to:-

Bedroom Two 3.43m (11'3") x 2.90m (9'6")

Sealed unit double glazed window to rear, built in cupboard, dado and picture rail, telephone point, radiator, wood effect laminate flooring.

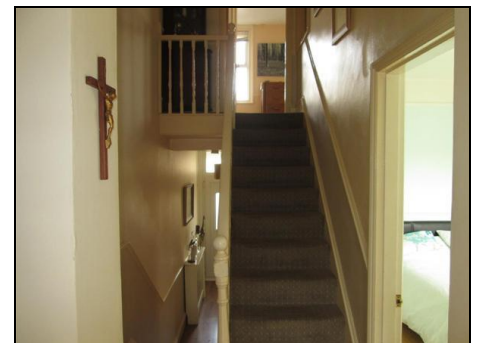


Separate WC

Low level flush WC, dado rail, obscure sealed unit double glazed window to side, vinyl flooring.

Bathroom

Wood panelled bath with shower head to mixer taps, pedestal wash hand basin, dado rail, built in airing cupboard with hot water tank and shelving, obscure sealed unit double glazed window to rear, vinyl flooring.

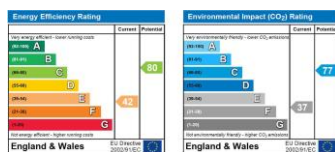


Bedroom One 5.05m (16'7") x 3.45m (11'4")

Dual aspect sealed unit double glazed windows to front, dado rail, built in cupboard, ceiling rose, fitted carpet.

Rear Garden

Patio leading to lawned area having various flower and shrub borders, shed, outside security light and tap, wall and fenced perimeters, rear access.



**Head Office: Xpert Agents, Kent Tel House, Continental Approach,
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