

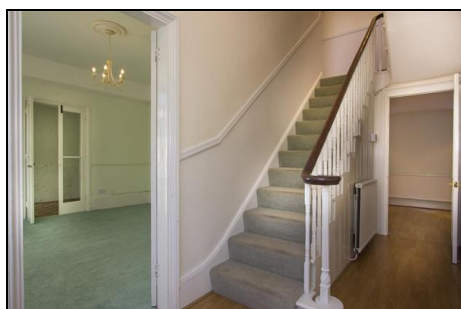
01843 80 80 88

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

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



St. Peters Road, Margate
£ 299,995



- Detached Period Home
- Double Fronted
- Four Double Bedrooms
- Two Reception Rooms
- Downstairs Shower Room
- Kitchen Diner
- Off Road Parking
- Original Features Remaining

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

An elegant, attractive and well maintained period property situated within close proximity to the QEQM Hospital and having easy links to the other towns in Thanet. This home offers wealth of space, with many original features remaining including feature coving, floor tiling and a lovely stair hand rail with balustrades to mention a few. The property is double fronted and has the benefit of two generously sized reception rooms with a sun lounge/vestibule off of one, and beyond that you'll also enjoy a ground floor shower room next to the fourth bedroom. The first floor boast's three double bedrooms, family bathroom with an additional separate WC. The kitchen diner is high White gloss with ample space for household appliances and also benefits from a small breakfast bar area. Externally there is a rear courtyard garden with outside light and tap with wall perimeters and to the front is off road parking for two vehicles. Last but certainly not least, this home comes with no onward chain. Call Xpertagents today to avoid disappointment.

Entrance

Via a glazed hardwood door with a stained glass arched window above to:-

Entrance Hallway

Coved ceiling, dado rail, radiator, laminate flooring, stairs to first floor and doors to:-

Lounge

5.31m (17'5") x 4.09m (13'5") Sealed unit double glazed bay windows to front, coved ceiling, radiator, fireplace, picture rail, dado rail, television point, telephone point and fitted carpet.

Dining Room

5.08m (16'8") x 4.04m (13'3") Sealed unit double glazed bay windows to front, radiator, fireplace, picture rail, dado rail, television point and fitted carpet.

Sun Room/Vestibule

5.69m (18'8") x 1.65m (5'5") Sealed unit double glazed window to front, original tiled flooring and access to:-

Inner Hallway

Radiator, fitted carpet and doors to:-

Shower Room

3.17m (10'5") x 2.21m (7'3") Shower cubicle with wall mounted shower, wash hand basin, low level flush WC, radiator, extractor fan and tiled flooring.

Bedroom Four

3.53m (11'7") x 2.59m (8'6") Double glazed patio doors to side leading to rear garden, radiator, built in cupboard and fitted carpet.

Kitchen/Diner

6.91m (22'8") x 2.87m (9'5") A quality range of high White gloss wall and matching base units with complimentary roll-topped work surfaces over, one and a half bowl stainless steel sink unit and drainer, four ring gas hob with a built in electric oven under, space and plumbing for washing machine, tumble dryer and other White goods, wall mounted boiler, under stairs storage space, sealed unit double glazed windows to rear and side ceramic floor tiling to kitchen and laminate flooring to dining area.

Half Landing

Sealed unit double window to side, dado rail, access to loft space via hatch, fitted carpet with stairs and doors to:-

Bathroom

2.95m (9'8") x 1.85m (6'1") White suite comprising corner bath with shower head to mixer taps, pedestal wash hand basin, low level flush WC, radiator, part tiled to walls, spot lights to ceiling, sealed unit double glazed window to the side and laminate flooring.



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Separate WC

Low level flush WC, dado rail, sealed unit double glazed window to the rear and laminate flooring.

Bedroom Three

3.07m (10'1") x 2.59m (8'6") Triple aspect sealed unit double glazed windows to the rear and side, radiator, television point and fitted carpet.

Main Landing

Sealed unit double glazed window to the front, dado rail, fitted carpet and doors to:-

Bedroom One

4.29m (14'1") x 4.06m (13'4")

Dual aspect sealed unit double glazed windows to the front, two built in wardrobes, radiator, picture rail, dado rail, television and telephone points and fitted carpet.

Bedroom Two

4.29m (14'1") x 4.06m (13'4")

Dual aspect sealed unit double glazed windows to the front, two built in wardrobes, radiator, picture rail, dado rail, television point and fitted carpet.

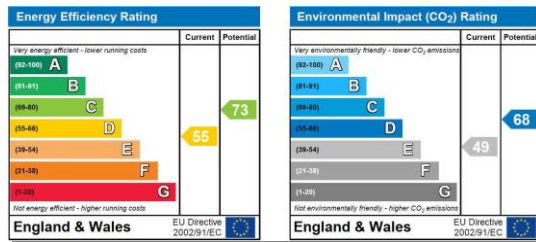
Rear garden

Patio and shingled garden, outside light and tap, pedestrian side access and walled perimeters.

Frontage

Block paved lending off road parking for two vehicles.

Energy Performance Certificate



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