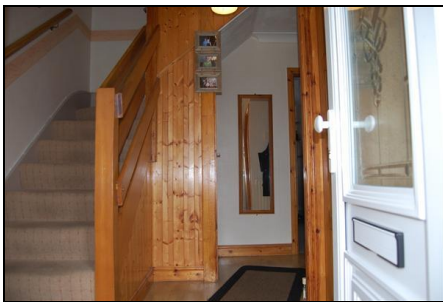


## St. Annes Gardens, Margate



- Four bedroom's
- Semi Detached House
- Driveway

- Good Size Rear Garden
- Popular Residential Area
- Close to local Amenties

**£ 144,995**

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.

WHAT A WONDERFUL FAMILY HOME!!! We are acting as a sole agent on this fine residence. The property is priced to sell and boasts driveway with off road parking to the front. The ground floor comprises porch, through to the entrance hall with doors leading to all rooms where you will find a great size lounge with patio doors to the good size rear garden, separate dining room, kitchen to front with separate utility room, downstairs cloakroom and useful under stairs storage. To the first floor sits four bedrooms three of which are good size doubles, storage cupboard and the family bathroom. This really does tick a lot of boxes with its location being a popular residential area, close to local schools, amenities and Westwood cross being within a mile away. The property has been lovingly cared for by the owners who has lived here for over thirty years and have now decided that they would like to down size now the children have all flown the nest. Be quick as we truly believe this wont be around for long - call us to arrange your accompanied viewing on 01843 808088.

**Entrance**

Via porch into :

**Entrance Hall**

UPVC front door, laminate wood effect flooring, radiator, under stairs storage cupboard housing the electric meter, doors leading to all rooms.

**Cloakroom**

Double glazed frosted window to front, low level WC, wall mounted wash hand basin, lino flooring, partially tiled walls.

**Dining Room** 3.37m (11' 1") x 3.09m (10' 2")

Double glazed window to rear, carpet flooring, radiator, dado rail, coving, TV point.

**Lounge** 4.47m (14' 8") x 4.37m (14' 4")

Double glazed patio doors to rear, carpet flooring, dado rail, coving, TV point, door leading to :

**Kitchen** 2.07m (6' 9") x 3.24m (10' 8")

Double glazed window to front, matching range of wall and base units with contemporary work top over, space and plumbing for dishwasher, space for fridge/freezer, space for cooker, stainless steel sink unit with mixer tap, tiled flooring, coving, door leading to :

**Utility Room**

Wall mounted Baxi boiler, space and plumbing for washing machine, gas meter, door leading to side of property.

**Stairs To First Floor Landing**

Carpet flooring, loft hatch, doors leading to all rooms.

**Bedroom One** 3.41m (11' 2") x 3.54m (11' 7")

Double glazed window to rear, radiator, carpet flooring, built in storage cupboard.

**Bedroom Two** 2.52m (8' 3") x 3.52m (11' 7")

Double glazed window to rear, carpet flooring, built in storage cupboard, radiator.

**Bedroom Three** 3.67m (12' 0") x 2.86m (9' 5")

Double glazed window to front, radiator, carpet flooring, built in storage cupboard, airing cupboard.

**Bedroom Four** 2.19m (7' 2") at its widest point x 2.86m (9' 5")

Double glazed window to front, built in storage cupboard, carpet flooring, radiator.

**Bathroom** 2.39m (7' 10") x 1.63m (5' 4")

Double glazed frosted window to front, three piece suite comprising : low level WC, panelled bath with electric shower over, pedestal wash hand basin, partially tiled walls, radiator, lino flooring,

**Front Garden**

Hard standing allowing off road parking for one vehicle. mostly paved with front gate leading to porch door.

**Rear Garden** 9.71m (31' 10") x 6.70m (22' 0") (approx)

Brick built shed, paved patio area, laid to lawn, side access leading to front of property.



**Energy Performance Certificate**

