



Thomas
jackson
ESTATE AGENTS



423 Margate Road

Ramsgate, CT12 6SN

- Beautiful Family Home
- Three Bedrooms
- Central Location
- Modern Kitchen And Bathroom

Offers In Excess Of £330,000

EPC Rating '68'





Property Description

DESCRIPTION

An impeccably presented family home offering an abundance of facilities on the doorstep. Situated on the Margate Road close to the supermarkets as well as Westwood Cross shopping centre/ Casino and Vue cinema. The Loop bus offers great transport links and the secondary / Primary schools are all in walking distance. Comprising of entrance porch, open plan reception room, modern kitchen with appliances and a very handy utility cupboard and storage. On the first floor are Three equally beautifully presented bedrooms as well as the family bathroom. To the rear a lawned garden opens onto the driveway which is currently used as additional garden space. The property boast Gas central heating as well as double glazing.

ENTRANCE PORCH

Double glazed front door, double glazed panels to front and side, high gloss ceramic floor tiles, double glazed panel door to:-



HALLWAY

Porthole window to the side, coved ceiling, oak flooring, stairs to first floor, radiator, door to:-

RECEPTION ROOM

25' 3" x 13' 11" (7.7m x 4.24m) Maximum measurements, Coved ceiling, two wall light points, double glazed window to the front, double glazed French doors open to the garden, oak flooring, radiator, TV point, door to:-

KITCHEN

10' 10" x 9' 03" (3.3m x 2.82m) Measurements include a range of high gloss base units which incorporate an electric oven, fridge freezer, dishwasher and washing machine, wood block worksurface over is inset with a four burner halogen hob and a contemporary sink and draining board with a mixer tap over, matching upstands, range of matching wall cabinets with an integrated filter hood, wall mounted gas boiler, double glazed window, coved ceiling, high gloss tiles to floor, doors to larder cupboard plus a long walk in cupboard that in turn could open to the garden.

STAIRS TO:-

LANDING

Coved ceiling, access to loft, double glazed window, radiator, door to built in storage cupboard, doors to:-

BEDROOM ONE

11' 10" x 9' 11" (3.61m x 3.02m) Plus measurements to rear of built in wardrobe, coved ceiling, double glazed window, radiator.

BEDROOM TWO

12' 11" x 8' 04" (3.94m x 2.54m) Maximum measurements into recess, double glazed window, radiator, coved ceiling.

BEDROOM THREE

9' 0" x 6' 10" (2.74m x 2.08m) Coved ceiling, radiator, double glazed window.



BATHROOM

Suite comprising of a 'P' shaped shower bath with a mains fed shower fitment, low level WC and a glass vanity unit with an inset sink and mixer tap, attractive tiling to wall and floor, radiator, double glazed window.

REAR GARDEN

Set to two parts and accessed from the reception room opening onto a paved patio with step onto lawn which in turn gives access to the gravelled side garden which has a contemporary feel with mature planting and raised





planters. There is a fence to this area that could give vehicle access for one car if required (currently used as garden space but having a dropped kerb)

COUNCIL TAX

Band - B

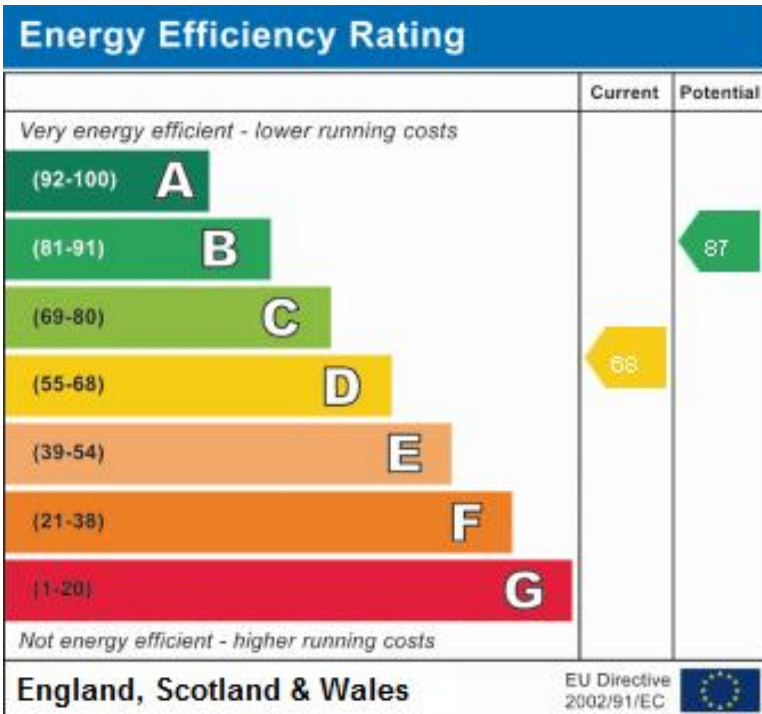
Council Tax Cost (EPA) £1,633.73

Local Authority - Thanet district Council

MEASUREMENTS

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. 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.



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