



- Semi detached family home
- Three bedrooms
- Two reception rooms
- 9ft x 7ft Kitchen

## 10 The Ridgeway, Margate, Kent, CT9 2TL

£385,000

Super family home situated in a quiet cul-de-sac off Northdown Park Road in Cliftonville. The property is within easy reach of Northdown Road with an array of shops and amenities, Margate Train Station is less than 2 miles away, ideal for commuters looking to live by the sea. The property offers generous proportions to include: two reception rooms, conservatory, downstairs W.C. kitchen, utility room, three bedrooms and a family bathroom. The property has off street parking for one car and an attractive west facing rear garden. Council Tax Band C. Freehold.



## Property Description

### HALL

UPVC stained/leaded door and windows, radiator, laminate flooring, stairs to the first floor, secondary glazed/leaded side window, picture rail, under stairs cupboard with meters and storage.

### LOUNGE

12' 11" x 12' 3" (3.94m x 3.73m) UPVC double glazed bay window, stone fire place with coal effect gas fire, radiator, carpet flooring. (We understand from the vendor, there is parquet flooring under the carpet).

### DINING ROOM

12' 11" x 11' 3" (3.94m x 3.43m) Single glazed door and windows, radiator, parquet flooring.

### CONSERVATORY

12' 9" x 5' 10" (3.89m x 1.78m) Brick and single glazed construction, tiled flooring, power.

### KITCHEN

9' 5" x 7' 10" (2.87m x 2.39m) Matching fitted base and eye level cupboards with drawers, complimentary worktops, stainless steel sink with mixer tap/drain, built in electric oven, stainless steel extractor, gas hob, integrated fridge/freezer, double glazed window to side, plinth heating, tiled flooring, part tiled walls.

### UTILITY ROOM

Fitted kitchen eye level cupboard, work top with space for under counter washing machine, tumble dryer. tiled walls, upvc double glazed door, tiled flooring, door to

### W.C.

UPVC double glazed window, low level W.C., vanity unit with inset basin and chrome tap, radiator, tiled flooring.

### LANDING/STAIRS





Secondary glazed leaded/stained glass window, loft access.

**BEDROOM ONE**

12' 3" x 11' 5" (3.73m x 3.48m) UPVC double glazed bay window, radiator, carpet flooring.

**BEDROOM TWO**

12' 11" x 11' 5" (3.94m x 3.48m) UPVC double glazed window to rear, radiator, carpet flooring.

**BEDROOM THREE**

8' 8" x 7' 11" (2.64m x 2.41m) UPVC double glazed window to front, radiator, carpet flooring.



**BATHROOM**

White suite comprising a low level W.C., panelled bath with mixer tap and shower attachment, pedestal hand basin, tiled walls, radiator, cupboard housing the boiler, UPVC double glazed windows, vinyl flooring.

**FRONT GARDEN**

Off street parking for one car, side access, mature shrubs and bedding plants.

**REAR GARDEN**

West facing mature laid to lawn garden with mature shrubs and trees. Several patio areas, side access, large timber shed with power.




**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

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	87	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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The Property  
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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 and 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

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