



Thomas  
jackson  
ESTATE AGENTS



10 Pullman Close

Ramsgate, CT12 6BT

- Two Bedrooms Plus Office
- Staggered Terrace House
- Fitted kitchen
- GCH & DG

**Offers In Excess Of £225,000**

EPC Rating '65'





## Property Description

### THE PROPERTY

A well presented, mid terrace house offering well planned accommodation. Comprising of entrance hallway, lounge/diner and a modern cream gloss fitted kitchen. On the first floor the landing has two large storage cupboards. There are two double bedrooms plus a cot room or office that could be re opened to the front bedroom, there is also the family bathroom on this floor. A low maintenance rear garden with rear access and a small garden to the front. . The property boasts gas central heating as well as double glazing.

### ENTRANCE HALLWAY

Double glazed entrance door with a double glazed entrance door to the side, door to built in cupboard, laminate flooring, understairs space, stairs to first floor, doors to:-

### OPEN PLAN RECEPTION ROOM

22' 06" x 9' 10" (6.86m x 3m) Maximum measurements, coved ceiling, double glazed window to the front and rear,



two radiators, feature fire surround with an inset electric log burner, TV point.

#### **KITCHEN**

8' 04" x 8' 05" (2.54m x 2.57m) Measurements include a range of fitted base units with space for washing machine, fitted electric oven, worksurface over inset with a four burner gas hob and a stainless steel sink, drainer and mixer tap, tiled splash backs, matching wall cupboards, wall mounted gas boiler, stainless steel filter hood, space for fridge freezer is under the stairs, double glazed window and double glazed door to the garden.

#### **STAIRS TO:-**

#### **LANDING**

two large storage cupboards, access to loft, doors to:-

#### **BEDROOM ONE**

13' 08" x 9' 07" (4.17m x 2.92m) Coved ceiling, double glazed window, radiator.

#### **BEDROOM TWO**

10' 05" x 8' 05" (3.18m x 2.57m) Coved ceiling, double glazed window, radiator.

#### **OFFICE / COT ROOM**

6' 04" x 5' 05" (1.93m x 1.65m) Double glazed window, laminate flooring.

#### **BATHROOM**

suite comprises panel bath with mixer tap and shower attachment over, glass shower screen, pedestal was basin and a low level WC. Ceramic tiling, double glazed window, extractor fan.

#### **REAR GARDEN**

patio area, planted borders, faux lawn, rear pedestrian gate.

#### **FRONT GARDEN**

Laid to lawn, pathway, planted borders.

#### **AGENT NOTES.**

Council Tax band B

Council Tax Cost (£PA) £1,633.73

Thanet District Council

Freehold

Floor Area: 775 ft<sup>2</sup>/ 72 m<sup>2</sup>

Conservation Area: No

Flood Risk: Very Low.





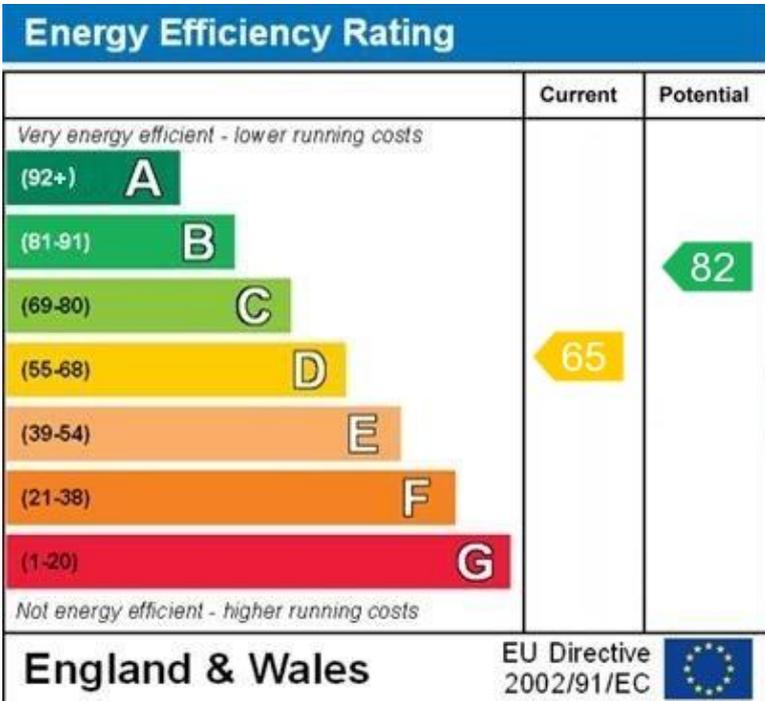
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**AML ANTI MOUNNEY LAUNDERING**

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