



- Modern Terrace House
- Three Bedrooms
- Modern Kitchen & Bathroom
- Low Maintenance Garden

## 12 Boundary Road, Ramsgate, CT11 7NG

£270,000

Fabulous three bedroom three storey mid terrace property situated in Boundary Road close to the town and local amenities. The property offers modern accommodation comprising: large lounge/diner leading into the modern white fitted kitchen. On the first floor there are two bedrooms and a modern bathroom, on the second floor there is a large double bedroom. The property boasts double glazing, gas central heating and a low maintenance courtyard garden to the rear. Ideal investment property, tenants in situ, deals available upon request.



## Property Description

### THE PROPERTY

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### RECEPTION ROOM

24' 03" x 12' 09" (7.39m x 3.89m)

### KITCHEN

17' 02" x 9' 04" (5.23m x 2.84m)

### STAIRS TO:

### LANDING

### BEDROOM

7' 6" x 8' 09" (2.29m x 2.67m)

### BEDROOM

12' 8" x 7' 3" (3.86m x 2.21m)

### BATHROOM

7' 06" x 6' 9" (2.29m x 2.06m)

### STAIRS TO

### BEDROOM THREE

20' 04" x 9' 05" (6.2m x 2.87m)

### REAR GARDEN

### COUNCIL TAX

Council Tax Band B

Council Tax Cost (EPA) £1,663.73

Thanet District Council



### MEASUREMENTS

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 firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are for general guidance purposes only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore may be subject to a small margin of error.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

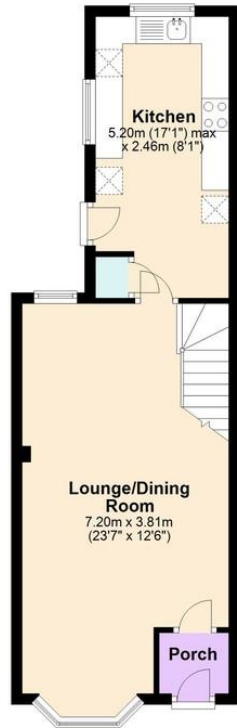
### AML ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.



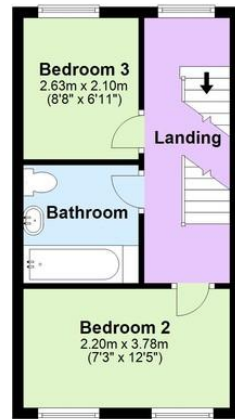
### Ground Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



### First Floor

Approx. 27.3 sq. metres (293.5 sq. feet)



### Second Floor

Approx. 27.0 sq. metres (290.7 sq. feet)



Total area: approx. 95.0 sq. metres (1022.2 sq. feet)  
12 Boundary Road, Ramsgate

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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