



- Superb Family home
- three bedrooms
- 32ft sitting room
- GCH & DG

6 Fairlawn Road, Ramsgate, CT12 6RZ

£310,000

* PRICED TO SELL, VIEWING ESSENTIAL * A superb opportunity to purchase this sizeable family home which is situated in a very central point to the three major Thanet towns. Set at Northwood which is perfect for access to schools, shopping as well as the leisure facilities and restaurants at Westwood Cross, you couldn't be more central. The house, although a little dated offers the new buyer a 32ft through reception room to make their own. There is also the kitchen, perfectly functional which opens into the garage. Subject to permissions the garage would make an amazing extension if you wanted an over sized kitchen reception room that opened onto the garden. On the first floor are two double bedrooms plus a good single room and the family bathroom. To the rear a low maintenance garden ready to be moulded into your desired space. To the front, a parking space and access to the garage. The property is available chain free and has gas central heating as well as double glazing.



Property Description

THE PROPERTY

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ENTRANCE PORCH

Double glazed sliding entrance door, double glazed window to the side, double glazed door and window to:-

ENTRANCE HALLWAY

Stairs to first floor, radiator, panelled walls, door to:-

THROUGH RECEPTION ROOM

32' 06" x 10' 03" (9.91m x 3.12m) Maximum measurements, wooden panelled walls, TV point, double glazed window to the front, electric fire suite to chimney recess, double glazed French doors open to the garden, additional double glazed windows, radiator, telephone point, door to:-

KITCHEN

10' 01" x 7' 0" (3.07m x 2.13m) Measurements include fitted base units, space for washing machine, freestanding gas cooker, built in cupboard, tiled splash backs, wall cabinets, double glazed window, door to meter cupboard, door to:-

GARAGE

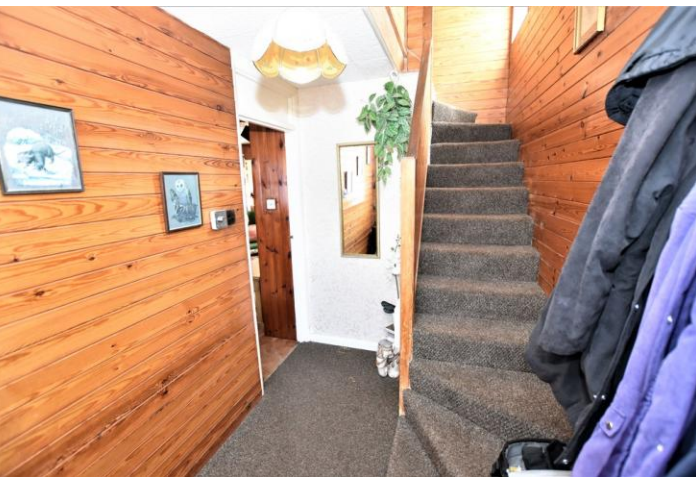
19' 01" x 8' 07" (5.82m x 2.62m) Up and over door, two windows, door to garden.

STAIRS TO:-

LANDING

Access to loft, double glazed window to the side, doors to:-





BEDROOM ONE

12' 0" x 10' 05" (3.66m x 3.18m) Double glazed window, radiator, doors to built in recess cupboard.

BEDROOM TWO

10' 05" x 9' 11" (3.18m x 3.02m) Double glazed

BEDROOM THREE

7' 05" x 5' 11" (2.26m x 1.8m) Double glazed window, radiator, wooden clad walls.

FAMILY BATHROOM

Suite comprise low level WC pedestal wash basin and a panel bath with electric shower over, ceramic tiling double glazed window, cupboard with a wall mounted gas boiler, radiator.



REAR GARDEN

Laid to paving with planted borders, pedestrian access to the side.

FRONT GARDEN

Off street parking for one vehicle currently with potential for more, access to the garage.

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 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.



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

COUNCIL TAX

Council Tax Band - C

Council Tax Cost (£PA) £1,957.76

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

WWW.EPC4U.COM



152 Northdown Road, Ciftonville,
Margate, Kent, CT9 2QN.

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

