



- Chain Free
- Three Bedrooms
- GCH & DG
- Low Maintenance Garden

47 Margate Road, Ramsgate, CT11 7SU

£225,000

\*VICTORIAN TERRACE HOUSE, CHAIN FREE, THREE BEDROOMS\* Thomas Jackson are delighted to have been appointed as sole agents for the sale of this attractive red brick terraced home. Offering good sized rooms and some originality to the original layout and build. Situated close to Ramsgate station, the town as well as local shops and facilities. There are two separate reception rooms, kitchen and a downstairs shower room and WC. On the first floor are three bedrooms, two doubles and a spacious single. To the rear a long low maintenance garden with raised planted borders and two large sheds or workshops. The property boasts gas central heating as well as double glazing and is available chain free.



## Property Description

### THE PROPERTY

\*VICTORIAN TERRACE HOUSE, CHAIN FREE, THREE BEDROOMS\* Thomas Jackson are delighted to have been appointed as sole agents for the sale of this attractive red brick terraced home. Offering good sized rooms and some originality to the original layout and build. Situated close to Ramsgate station, the town as well as local shops and facilities. There are two separate reception rooms, kitchen and a downstairs shower room and WC. On the first floor are three bedrooms, two doubles and a spacious single. To the rear a long low maintenance garden with raised planted borders and two large sheds or workshops. The property boasts gas central heating as well as double glazing and is available chain free.

### ENTRANCE PORCH

Double glazed entrance door, coved ceiling, dado rail, glazed panel door to:-

### ENTRANCE HALLWAY

Stair to first floor, coved ceiling, plaster arch and corbels, dado rail, radiator, doors to:-

### SITTING ROOM

13' 09" x 11' 0" (4.19m x 3.35m) Maximum measurements to rear of cupboards and bay, coved ceiling, double glazed bay windows to the front, radiator, tv point, brick built fireplace, sliding door cupboard to both recesses.

### DINING ROOM

12' 0" x 11' 06" (3.66m x 3.51m) Measurements to rear of built in cupboards, coved ceiling, dado rail, double glazed window, radiator, TV point, door to:-

### KITCHEN

10' 02" x 8' 03" (3.1m x 2.51m) Maximum measurements and include range of fitted base units, space for washing machine, space for fridge freezer, gas cooker, tiled splashbacks, wall cabinets, double stainless steel drainer and sink, extractor fan, tiled flooring, double glazed door to garden, door to cellar (limited head height) door to:-

### SHOWER ROOM WC

Low level WC, pedestal wash basin, shower enclosure with mains fitted shower unit, tiled splash backs, tiled floor, two double glazed windows, radiator, extractor fan.

### STAIRS TO:-

### FIRST FLOOR LANDING

Access to loft, door to built in linen cupboard, doors to:-

### BEDROOM ONE

13' 04" x 14' 05" (4.06m x 4.39m) Maximum measurements, coved ceiling, double





glazed bay windows, radiator, built in linen cupboard.

#### **BEDROOM TWO**

12' 01" x 8' 06" (3.68m x 2.59m) Maximum measurements and include the fitted wardrobe, coved ceiling, double glazed window.

#### **BEDROOM THREE**

10' 2" x 8' 01" (3.1m x 2.46m) Coved ceiling, access to loft, dado rail, double glazed window.

#### **REAR GARDEN**

Laid to a combination of paving and low maintenance surfaces, brick built raised borders, two brick built sheds, pond, rear gate for pedestrian access.

#### **AGENTS NOTES**

Under the Estate Agents act section 21 - 1979 we advise that the seller is related to an employee of Thomas Jackson.

#### **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 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.

#### **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.

#### **COUNCIL TAX**

Council Tax Band B

Council Tax Cost (EPA) £1,713.04

Thanet District Council





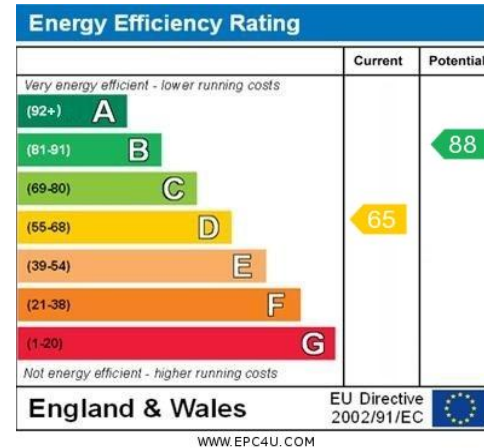
**Ground Floor**  
Approx. 45.9 sq. metres (493.8 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (427.9 sq. feet)



Total area: approx. 85.6 sq. metres (921.7 sq. feet)  
47 Margate road, Ramsgate



rightmove

Zoopla

UK ALA DPS

The Property Ombudsman

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 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

Thomas  
jackson  
ESTATE AGENTS

