



Thomas
jackson
ESTATE AGENTS



23 Marrose Avenue

Ramsgate, CT12 6RT

- Semi Detached bungalow
- Three Bedrooms
- Open Plan Kitchen Diner
- Family Bathroom

£320,000

EPC Rating '71'





Property Description

THE PROPERTY

A splendid semi detached bungalow situated in a well regarded residential area of Ramsgate. Westwood Cross shopping centre is within easy walking distance and features such multiples as Next, M&S and TK max. There are also plenty of eateries and other leisure outlets not to mention great transport links. Closer to home, a parade of shops that stocks all of the essentials.

The property is neutrally decorated throughout and features an entrance porch, spacious hallway, reception room, kitchen diner with integrated appliances, three bedrooms plus the family bathroom. Externally there is a private lawned garden with a raised deck, planted borders and a pergola pre wired for a hot tub. To the front a lawned garden with parking for several vehicles plus access to the garage. The property boasts gas central heating and double glazing, early viewing is highly recommended.

ENTRANCE PORCH

Double glazed entrance door, coved ceiling, glazed door to:-



ENTRANCE HALLWAY

Coved ceiling, access to loft space, radiator, built in shelved cupboard, doors to:-

SITTING ROOM

14' 06" x 10' 11" (4.42m x 3.33m) Coved ceiling, double glazed window to the front, double radiator, TV point, telephone point, feature electric fire suite.

KITCHEN DINER

21' 05" x 9' 03" (6.53m x 2.82m) Maximum measurements and including fitted base units with integrated dishwasher, washing machine, fridge freezer, work surface over is inset with a five burner gas hob and a stainless steel sink with mixer tap over, attractive tiling, larder unit fitted with double electric fan oven to eye level, matching range of fitted wall units, chimney style filter hood, double glazed door to the side garden, double glazed window, Double glazed French doors open onto the garden deck, radiator.

BATHROOM

Suite comprising panel bath with mixer shower tap over, bi fold glass shower screen, low level WC, vanity wash hand basin with storage under, tiled splash backs, double glazed window, heated towel rail, coved ceiling.



BEDROOM ONE

13' 02" x 10' 10" (4.01m x 3.3m) Coved ceiling, radiator, double glazed window.

BEDROOM TWO

10' 11" x 10' 11" (3.33m x 3.33m) Coved ceiling, double glazed window, radiator.



BEDROOM THREE

7' 07" x 7' 05" (2.31m x 2.26m) Coved ceiling, radiator, radiator.

REAR GARDEN

The rear garden is accessed via the French doors in the kitchen diner, steps out onto a large deck with attractive balustrades and a pergola over, step down onto the lawn, planted borders, shed, pergola pre wired for a hot tub, pedestrian access to the side garden, additional shed, access to the garage, gate to the front of the property.

FRONT GARDEN

Laid to lawn with a central pathway, planted borders, parking for two cars and 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.

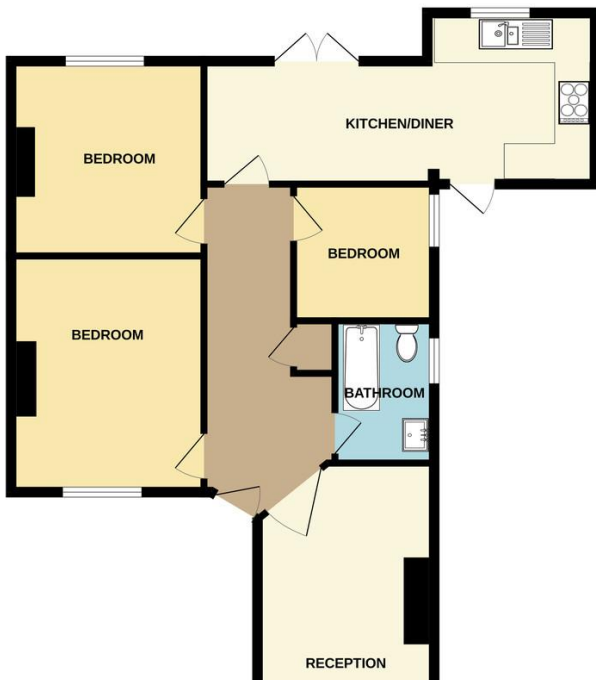
ANTI MONEY LAUNDERING

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

Local Authority Thanet District Council
 Council Tax Band C
 Council Tax Cost (£PA) £2,049.47

GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		



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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 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

