



Thomas
jackson
ESTATE AGENTS



52 DUMPTON PARK ROAD, RAMSGATE, CT11 7JR

£299,995





THE PROPERTY

ENTRANCE HALLWAY Wall mounted consumer unit, stairs to first floor, radiator, doors to:-

SITTING ROOM 10' 6" x 10' 5" (3.2m x 3.18m) Into the bay and recess, double glazed bay window to the front, painted floorboards, radiator, shelving. interconnecting to:-

DINING ROOM 11' 9" x 11' 1" (3.58m x 3.38m) Glazed door, shelving, radiator, painted floorboards, large under stairs cupboard.



KITCHEN 10' 0" x 7' 8" (3.05m x 2.34m) Measurements include a range of fitted Retro units, stainless steel sink and drainer, space for fridge freezer and washing machine, door to garden, window to side.

STAIRS TO:-

LANDING Stairs to second floor, doors to:-

BEDROOM Double glazed window, radiator.

BEDROOM 11' 9" x 8' 5" (3.58m x 2.57m) Double glazed window, radiator, shelving.



FAMILY BATHROOM Suite comprising

STAIRS TO:-

BEDROOM THREE 14' 11" x 11' 11" (4.55m x 3.63m) Reducing to 8'8", two Velux windows, double glazed sash window plenty of built in storage, built in cupboard, lovely roof top views.

REAR GARDEN The rear garden is set within fenced perimeters and in the main laid to lawn and patio. There are also planted borders.



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 Local Authority Thanet District Council
Council Tax Band B Council Tax Cost (£PA) £1,793.29
Freehold
EPC Band D

Flood Risk

Rivers and Seas - No Risk
Surface Water - Medium

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		