



- Super Semi-Detached House
- Three Double Bedrooms
- Tastefully Decorated Throughout
- Four Piece Bathroom Suite
- West Cliff Location
- Conservatory
- Garage En Bloc

7 Kevin Drive, Ramsgate, CT11 0LJ

£285,000

A super semi detached house on the well regarded district of Pegwell. The property is very tastefully presented and features bright and light decoration throughout. Comprising of an entrance porch, a generous entrance hallway, an open plan reception room that also opens to the kitchen as well as the conservatory. On the first floor are three double bedrooms, plus a four piece bathroom suite. To the rear is a low maintenance garden arranged as deck and planted borders with pedestrian access to the side. The property boasts gas central heating, double glazing and a garage in a block. To the front of the property a long garden thought suitable for parking potential (uninvestigated) although parking in the area is generally very good.



Property Description

THE PROPERTY

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LOCATION

Pegwell is set on the West side of Ramsgate town and is very well regarded locally. Chilton School is close by as is the main Canterbury Road with quick links to the dual carriageway and onwards to the motorway networks. There are excellent shopping facilities in the local area including Westwood Cross, not to mention some of the largest superstores in the country.

ENTRANCE PORCH

Double glazed entrance door, double glazed panels, laminate flooring, double glazed door to:-

ENTRANCE HALLWAY

13' 10" x 6' 2" (4.22m x 1.88m) Including stairs to first floor, door to under stairs storage cupboard, radiator, two glazed panel doors to:-

OPEN PLAN RECEPTION ROOM

21' 09" x 11' (6.63m x 3.35m) Reducing to 8'00" Formerly this room had a stud partition wall separating the areas, this could easily be reinstated if required. Coved ceiling, open chimney feature, two radiators, TV point, double glazed window, arches opening to:-

KITCHEN

9' 4" x 7' 10" (2.84m x 2.39m) Measurements include a range of fitted base units that incorporate an integral washing machine and electric oven, space for fridge freezer, work surface over is inset with a four burner gas hob plus a stainless steel sink and drainer, upstands and mosaic tiled splash backs, double glazed window, extractor fan, wall mounted gas boiler set behind a coordinating cabinet.

CONSERVATORY

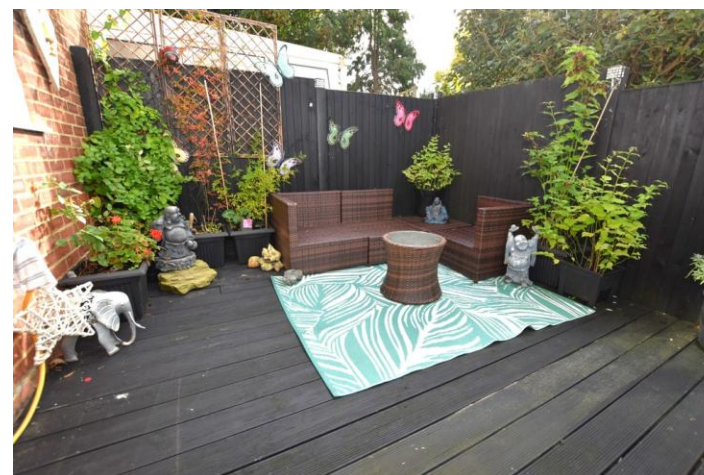
7' 9" x 7' 4" (2.36m x 2.24m) Double glazed panels, double glazed French doors to the garden, laminate flooring.

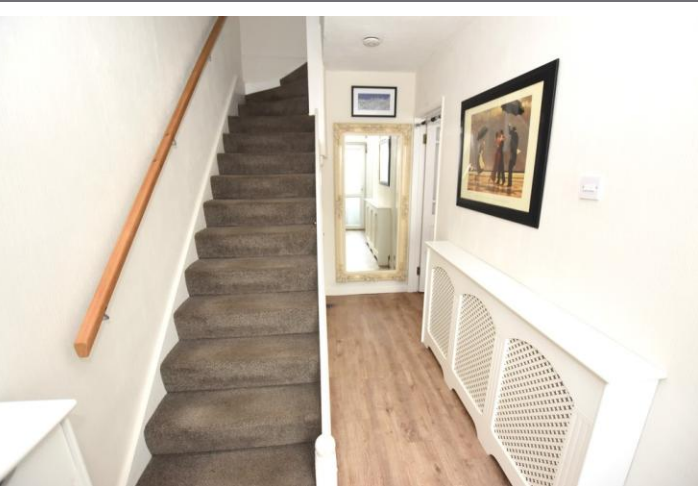
STAIRS TO

LANDING

Access to loft space, doors to:-

BEDROOM ONE





12' 08" x 8' 01" (3.86m x 2.46m) Plus depth of built in ward robe, lots of storage behind sliding robe, double glazed window, radiator.

BEDROOM TWO

12' 10" x 7' 10" (3.91m x 2.39m) Maximum measurements reducing to 4'7" radiator, double glazed window.

BEDROOM THREE

9' 0" x 9' 01" (2.74m x 2.77m) Maximum measurements, coved ceiling, radiator, double glazed window with distant views over Sandwich bay.

BATHROOM

Suite comprising of panel bath, low level WC, pedestal wash basin and a corner shower enclosure with a mains fed thermostatic shower fitting, attractive tiling, double glazed window, radiator.

REAR GARDEN

A low maintenance garden accessed from the conservatory and is in the main laid to deck with planted borders, there is pedestrian access to the side.

GARAGE

Garage En Bloc.

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band C

Council Tax Cost (PA) £2,049.47

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.

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.


AGENTS NOTES

Loft Space - Vendor advises that the loft is partly boarded with a drop down ladder.

Gas Boiler - Vendor advises that the boiler is around 7 years old and has been regularly serviced.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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